



FOR SALE  
ASKING PRICE \$3,250,000  
PRICE PER BSF \$122

# 311 EAST 148TH STREET

Bronx, NY 10451 | **Bronx**

VACANT LOT  
ZONED C4-4 / R7-2  
IN MOTT HAVEN,  
THE BRONX

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

**Prime 7,721 SF Vacant Lot**

Located in Mott Haven

**#2**

**Situated in C4-4 Zoning (R7-2 Equivalent)**

with 26,560 BSF for residential, 38,682 BSF with UAP,  
and 50,187 BSF for community facility

**#3**

**Within 1.5 Blocks to the 2 & 5 Subway Lines**

at 3 Av-149th station, providing convenient access to  
Manhattan

**#4**

**Located in NYC's Most Active Development Zone**

including projects from Brookfield and RxR, and  
steps to 'The Hub', the South Bronx's premier retail  
corridor

**#5**

**Existing Parking Tenancy Expiring July 26'**

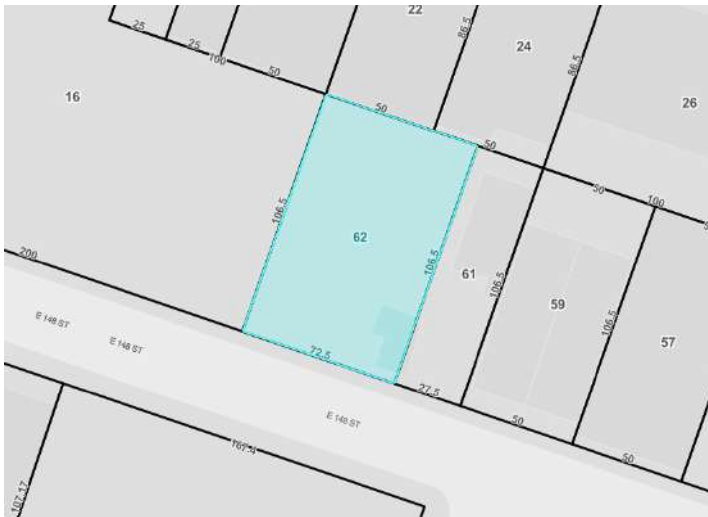
allows for in place cash flow while securing plans  
and approvals



## PROPERTY OVERVIEW

**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **311 East 148th Street** — in the Bronx.

The property is a 7,721 SF vacant lot zoned C4-4 (R7-2 Equivalent) with up to 26,560 BSF for residential, 38,682 BSF with UAP, and 50,187 BSF for community facility located in Mott Haven. Zoning analysis available proposing a 40,635 BSF mixed-use project.



### FINANCIAL SNAPSHOT

Asking Price	\$3,250,000
Price Per BSF (As-of-Right)	\$122
Price Per BSF (With City of Yes)	\$84
Price Per BSF (With Community Facility)	\$65

### PROPERTY SUMMARY

#### THE OFFERING

Address	311 E 148th St, Bronx, NY 10451
County	Bronx
Location	Located on the north side of East 148th Street between Morris and College Avenues
Block / Lot	2330 / 62
Property Type (Building Class)	Development (G7)

#### PROPERTY INFORMATION

Lot Dimensions	72.5' x 106.5'
Lot SF	7,721 SF (approx.)

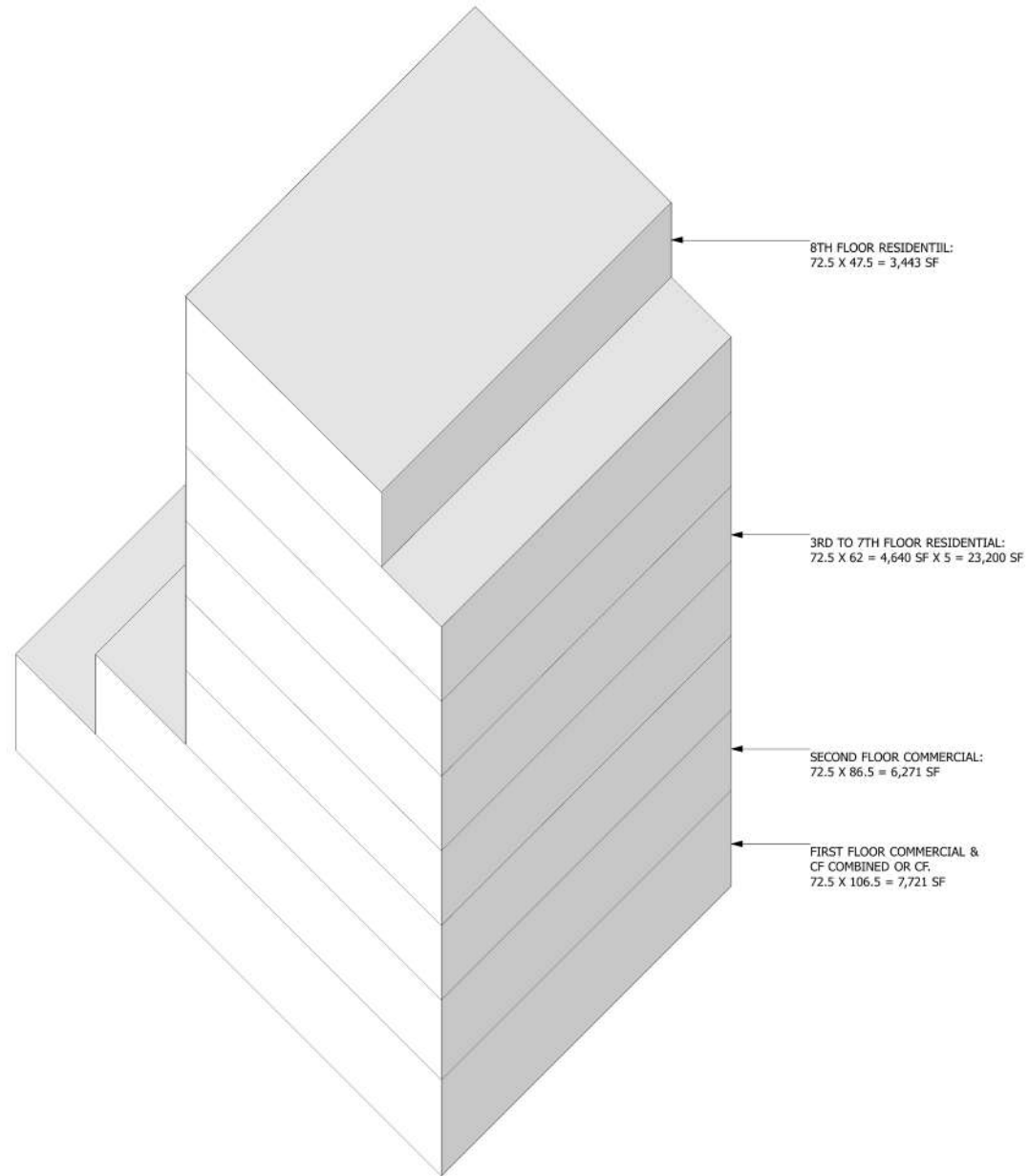
#### ZONING INFORMATION

Zoning	C4-4A (R7-2 Equiv.)	
Street Width	50'	
Street Width Classification	Narrow	
	<u>FAR</u>	<u>BSF</u>
Buildable SF (Commercial)	3.40	26,251 SF (approx.)
Buildable SF (Residential)	3.44	26,560 SF (approx.)
Buildable SF (City of Yes)	5.01	38,682 SF (approx.)
Buildable SF (Community Facility)	6.50	50,187 SF (approx.)

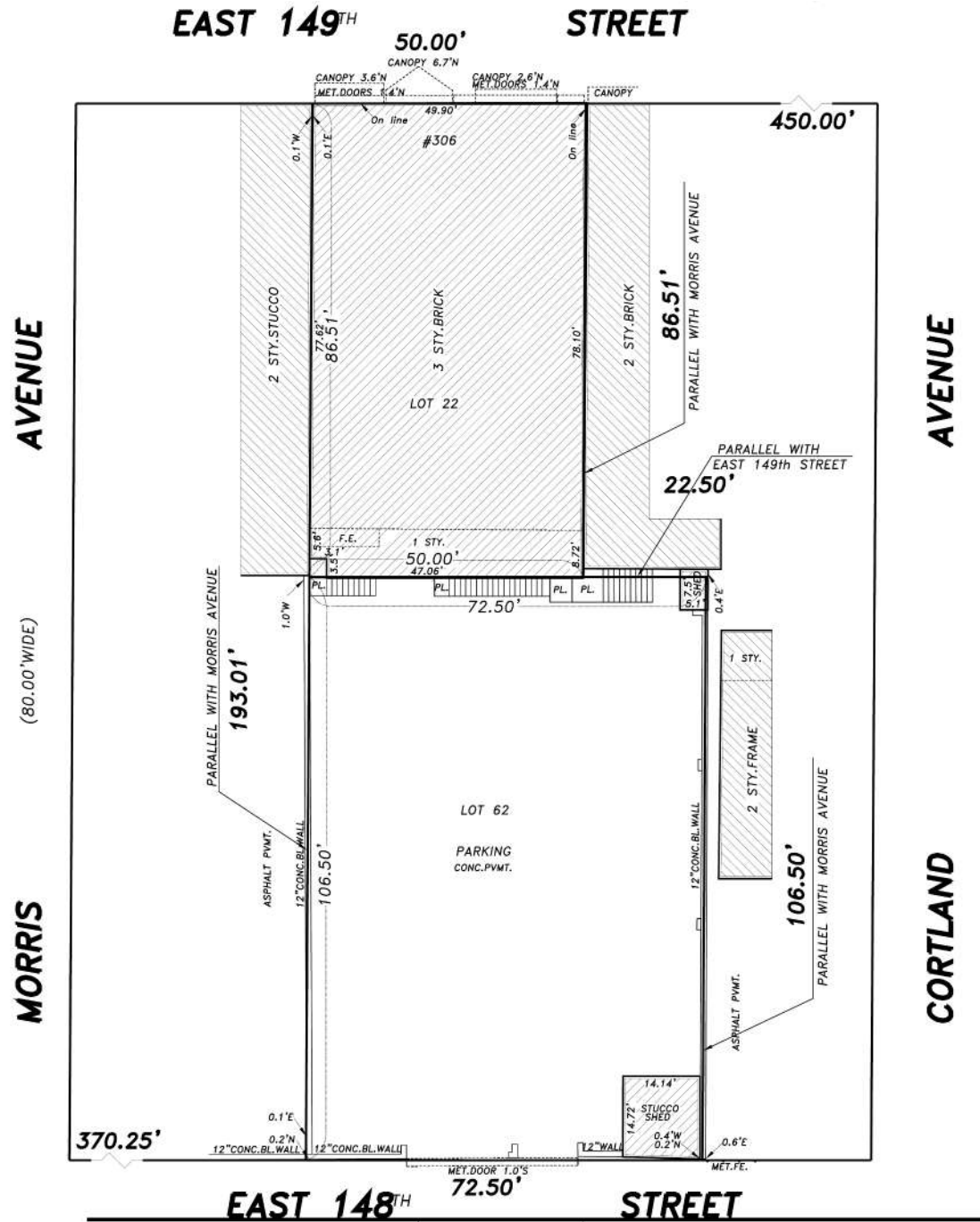
#### NYC TAX INFORMATION

Assessment (25/26)	\$266,580
Tax Rate (25/26)	10.762%
Annual Property Tax (25/26)	\$28,689
Tax Class	4

# MASSING STUDY

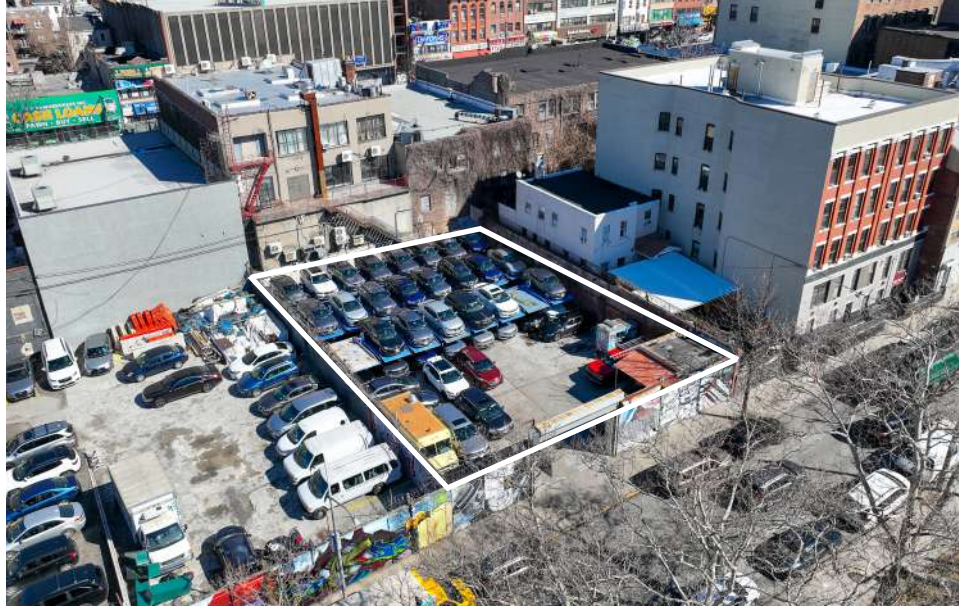


# SURVEY



**311 E 148TH STREET  
FOR SALE**

## PROPERTY PHOTOS



**311 E 148TH STREET  
FOR SALE**

# RETAIL MAP



## AREA DEMOGRAPHICS



	1 MILE	1.5 MILES	2 MILES
Population	179,175	409,347	691,527
Number of Households	71,190	160,422	271,147
Average Household Income	\$59,483	\$66,530	\$74,610
Median Household Income	\$37,050	\$41,215	\$45,338
College Graduates	27,226 17.1%	67,223 17.4%	134,288 18.8%
Total Businesses	3,481	7,709	13,852
Total Employees	63,505	136,036	255,762
Daytime Population	175,427	380,493	657,512

## CONTACT EXCLUSIVE AGENTS

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