

4615 FURMAN AVE

BRONX, NY 10470

LAND | FOR SALE

FP FOREST PARK
PROPERTIES
REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Development site located on Furman Ave near White Plains Road. NYC Records show a lot size of 3321 SF. R7D zoning with Inclusionary Housing bonuses allow an FAR of 5.6. Max allowable buildable Sf of 18598. Property currently improved by a brick 3 family building. Lot dimensions of ~ 37' x 90'. Offered at ~\$90 per Buildable SF.

PROPERTY HIGHLIGHTS

- 3321 SF lot
- R7D Zoning - 5.6 FAR with IH
- ~ 18598 Buildable SF

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,650,000 |
| Number of Units: | 3 |
| Lot Size: | 3,413 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 2,934 | 7,128 | 30,492 |
| Total Population | 8,430 | 20,737 | 83,066 |
| Average HH Income | \$101,746 | \$99,041 | \$93,495 |

RAYMOND MORDEKHAI

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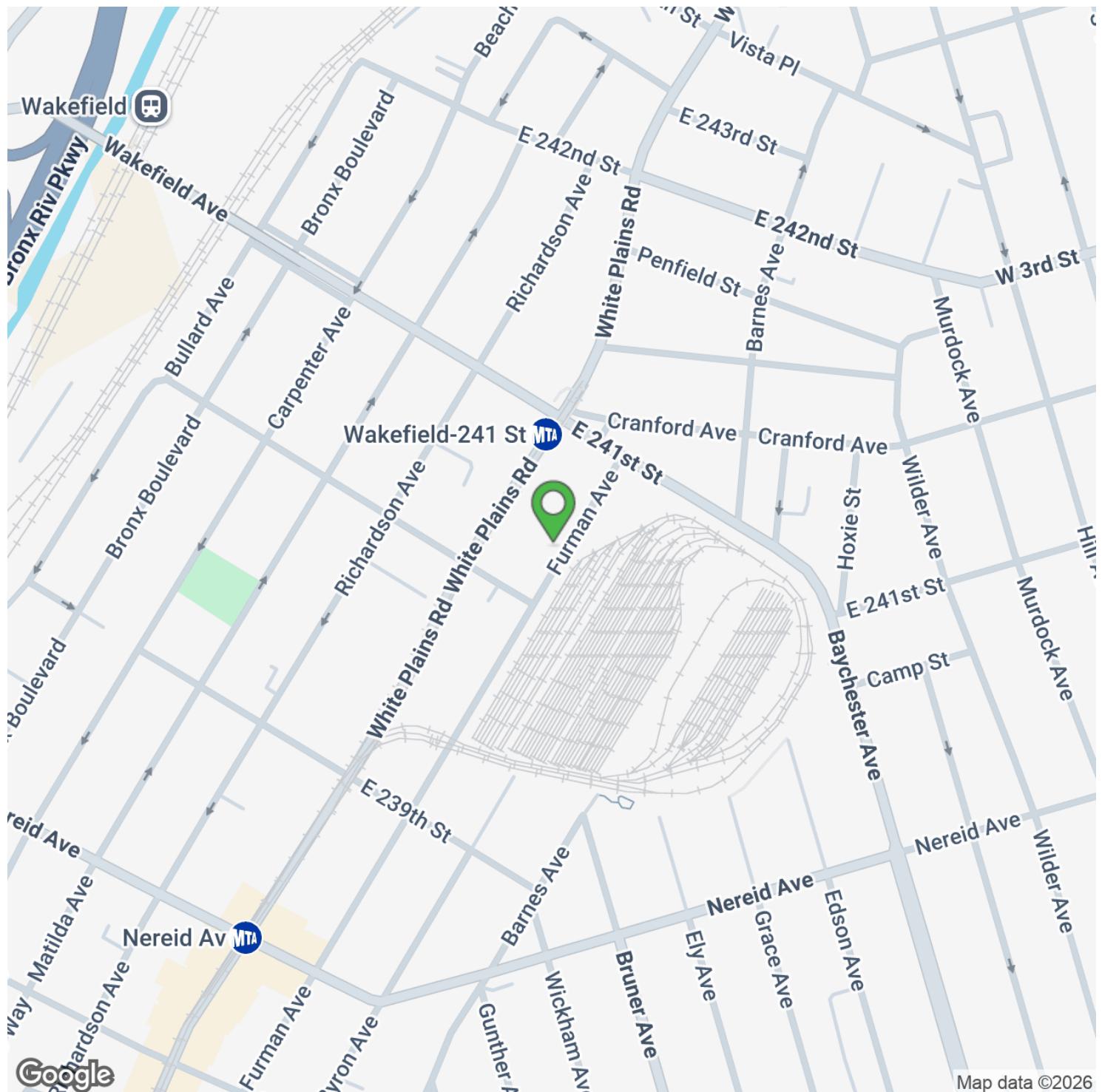
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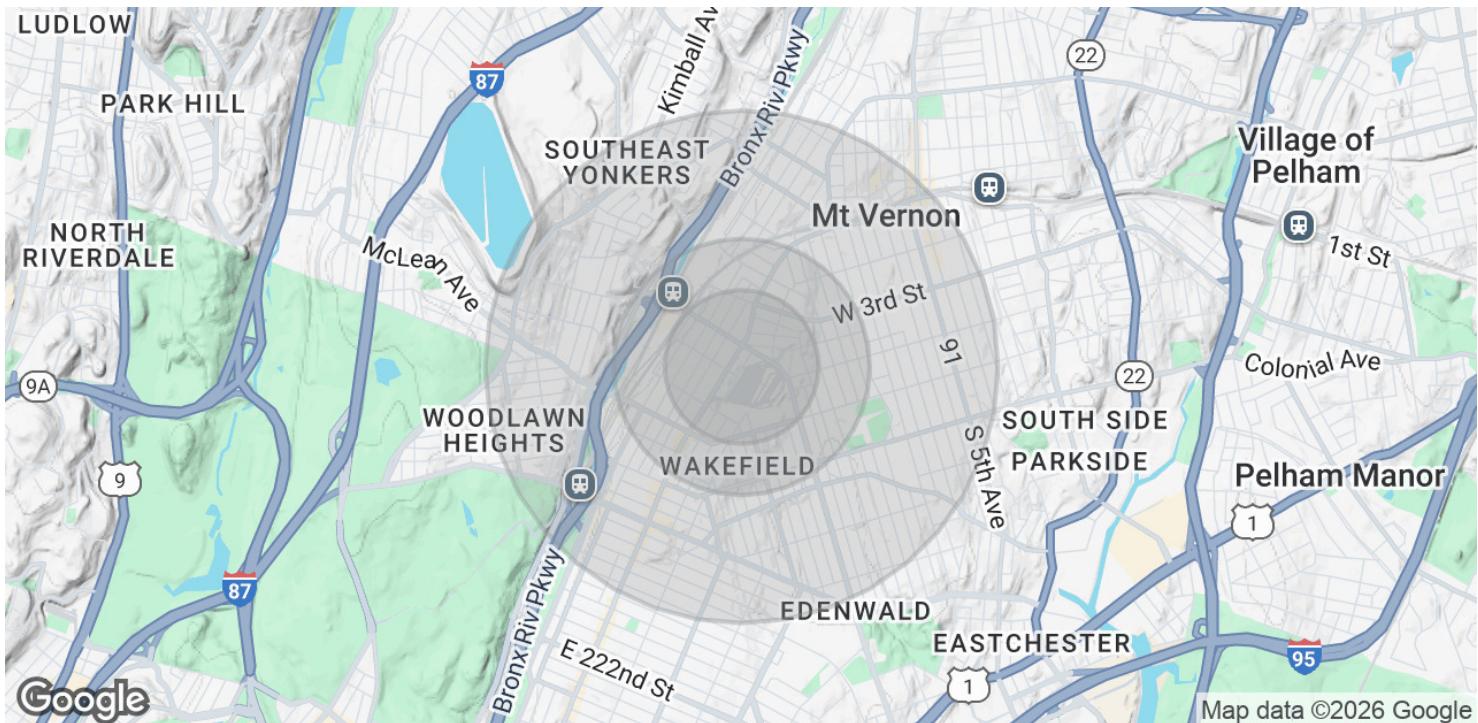
LOCATION MAP

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 8,430 | 20,737 | 83,066 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 39 | 38 |
| Average Age (Female) | 42 | 41 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,934 | 7,128 | 30,492 |
| # of Persons per HH | 2.9 | 2.9 | 2.7 |
| Average HH Income | \$101,746 | \$99,041 | \$93,495 |
| Average House Value | \$636,721 | \$638,767 | \$579,982 |

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT