



Lechonera El Fogón
Dominican



2609 Marion Ave, Bronx, NY

33,102 BSF Block Through Development Site in Fordham

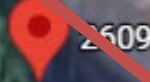


Fordham Bedford
Lot-Busters...

Bainbridge Ave



E 194th St



Marion Ave



Crown Fried
Chicken & Pizza
Chicken

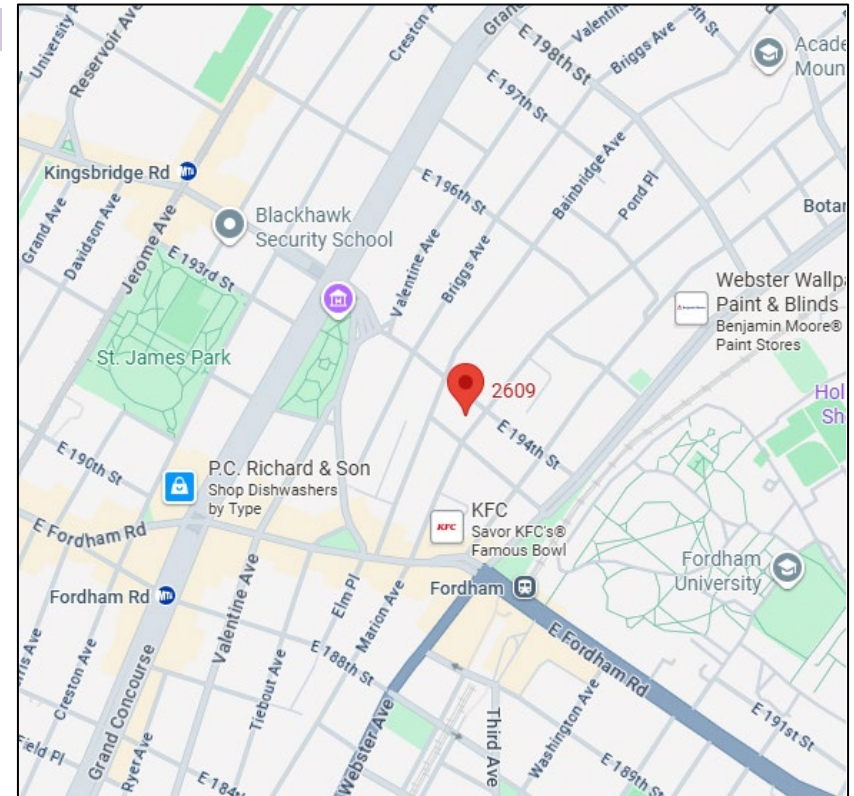


ELY H
Hardwa

E 194th St

E 193rd St

ADDRESS	2609 Marion Avenue
CITY	Bronx, NY 10458 Fordham
BLOCK/LOT	03287-0006
LOT SIZE	7,988 SF (39.45ft x 208.25ft)
BUILDING SIZE	Vacant Lot
TYPE	Development Site
RE TAXES	\$9,134
ZONING	R7B/C1-3
BUILDABLE	23,964 BSF (31,153 BSF with UAP)
ACQUIRED AIR RIGHTS	9,138 SF (from 304 E 194 th St)
TOTAL BUILDABLE	33,102 BSF
OCCUPANCY	Vacant
NOTES	Block through lot Frontage on Bainbridge & Marion

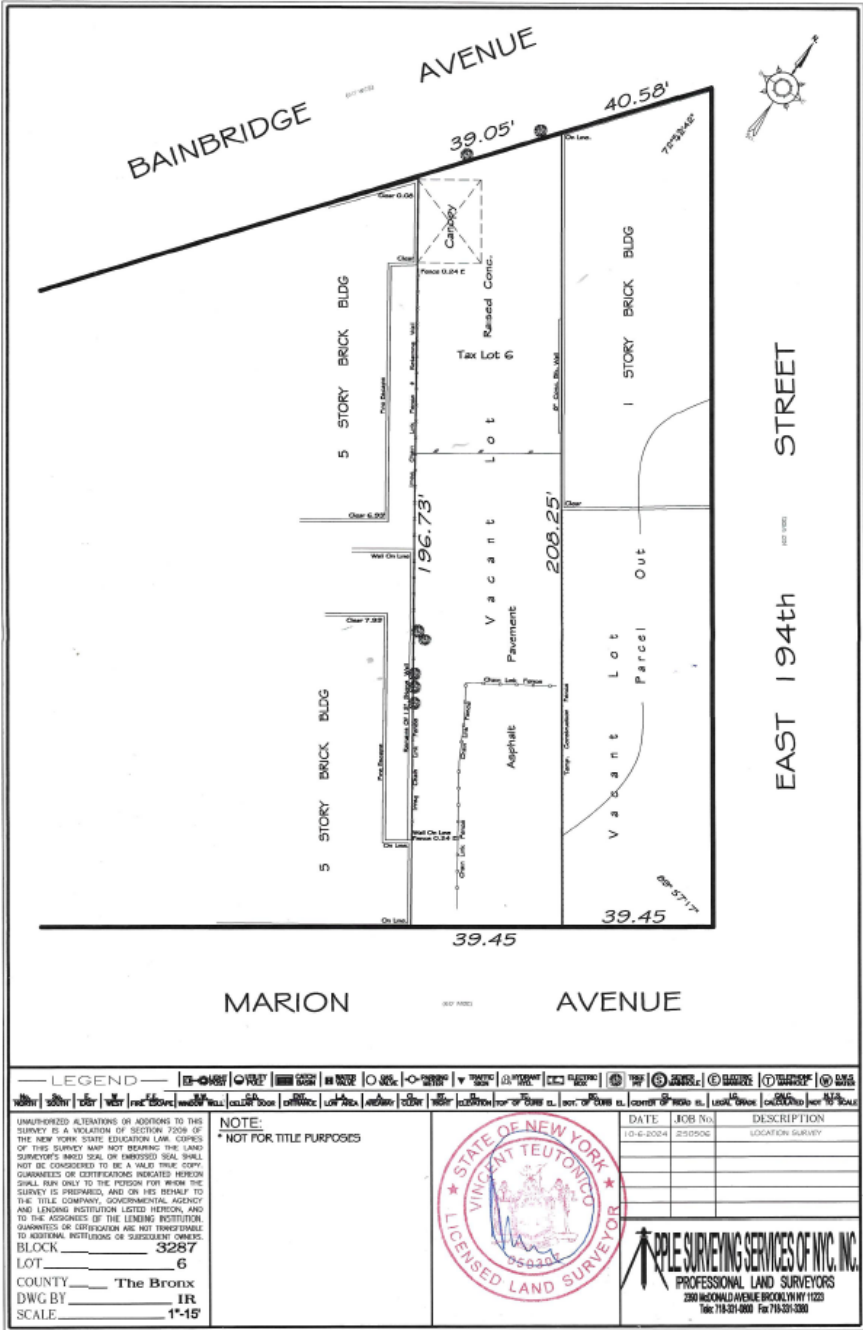


This development site is located in the Fordham neighborhood of the Bronx. The offering is for a vacant lot with 7,988 square feet of land area. The lot is zoned for 23,964 BSF as of right. Ownership has acquired 9,138 BSF of additional air rights giving the site a total of 33,102 BSF. The property is a block through lot with frontage on Bainbridge Ave and Marion Ave. Located between E 193rd St and E 194th St, this property is only steps away from restaurants, shops, markets, schools, Fordham University, MetroNorth, and the B, D, and 4 train. (RS)

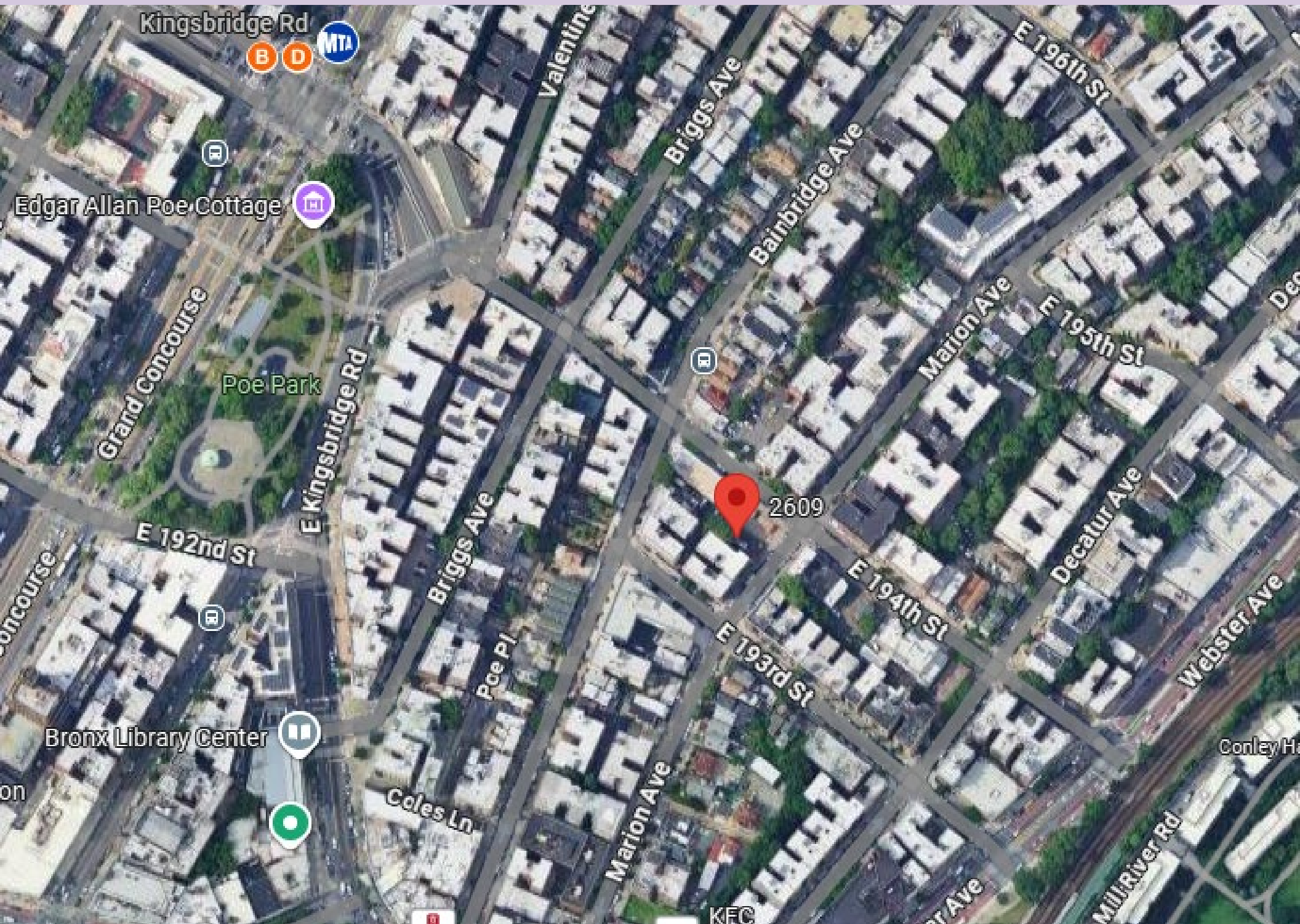
For More Info Call: (212) 221-2456

2609 Marion Ave | Fordham | 33,102 BSF Development Site

SURVEY



AERIAL MAP



AREA MAPS

