FOR SALE

1133 Ogden Avenue Bronx, NY 10452 - Highbridge House 400 Unit Affordable Housing Apartment Complex



1133 Ogden Avenue, Bronx, NY 10452 - Highbridge House

400 Unit Affordable Housing Apartment Complex | FOR SALE

- Approximately 335,048 square feet with 400 residential units and 233 parking spots
- Beneficiary of an Article XI tax abatement with 1% GRT until 2059 >
- > 174 existing voucher tenants (44% of total units) including 75 PBV units
- Recent approval of 610 amendment to existing regulatory agreement > allows for significant revenue growth
- > Additional \$100,000 annual tax exemption attributed to the commercial parking lot & garage
- > Located in a prime location of Highbridge, with convenient access to the Major Deegan Expressway, Yankee Stadium, the Harlem Riverfront, and other local amenities
- Convenient access to the 4/B/D subway line and multiple bus routes



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Property Information	1133 Ogden Avenue
Block / Lot	2526 / 90
Stories	26
Residential Units	400
Parking Spots	233
Other Units	Antenna
Building Sq. Ft.	335,048
Lot Dimensions	368.57' x 107' (Irregular)
Lot Sq. Ft.	48,983
Zoning	R7-1 / C1-4
FAR	3.44
Buildable Sq. Ft.	168,502
Air Rights Sq. Ft.	None
Tax Class	2
Shelter Rent Tax (24/25)	\$62,665

*All square footage/buildable area calculations are approximate



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Highbridge is a historic neighborhood in the Bronx, NYC, named after the High Bridge, the city's oldest bridge, connecting it to Manhattan. Features include vibrant cultural life, local parks, and proximity to landmarks like Yankee Stadium. The area combines rich history with a lively neighborhood feel.

Transportation Score

100

Public Transportation

88 Walker's Paradise

Visit Walk Score Website $\,\,$





1131 Ogden avenue



HIGHBRIDGE HOUSE





For More Information Contact Our Exclusive Sales Agents at **212.544.9500 | arielpa.nyc**

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The information contained herein has either beengiven to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy of any information provided herein. As an example, and accuracy of any information, buildable footage estimates and increased uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy. If any The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal coursel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. Nonember 15, 2024 514 pm