

FOR SALE

1133 Ogden Avenue

Bronx, NY 10452 - Highbridge House

400 Unit Affordable Housing Apartment Complex

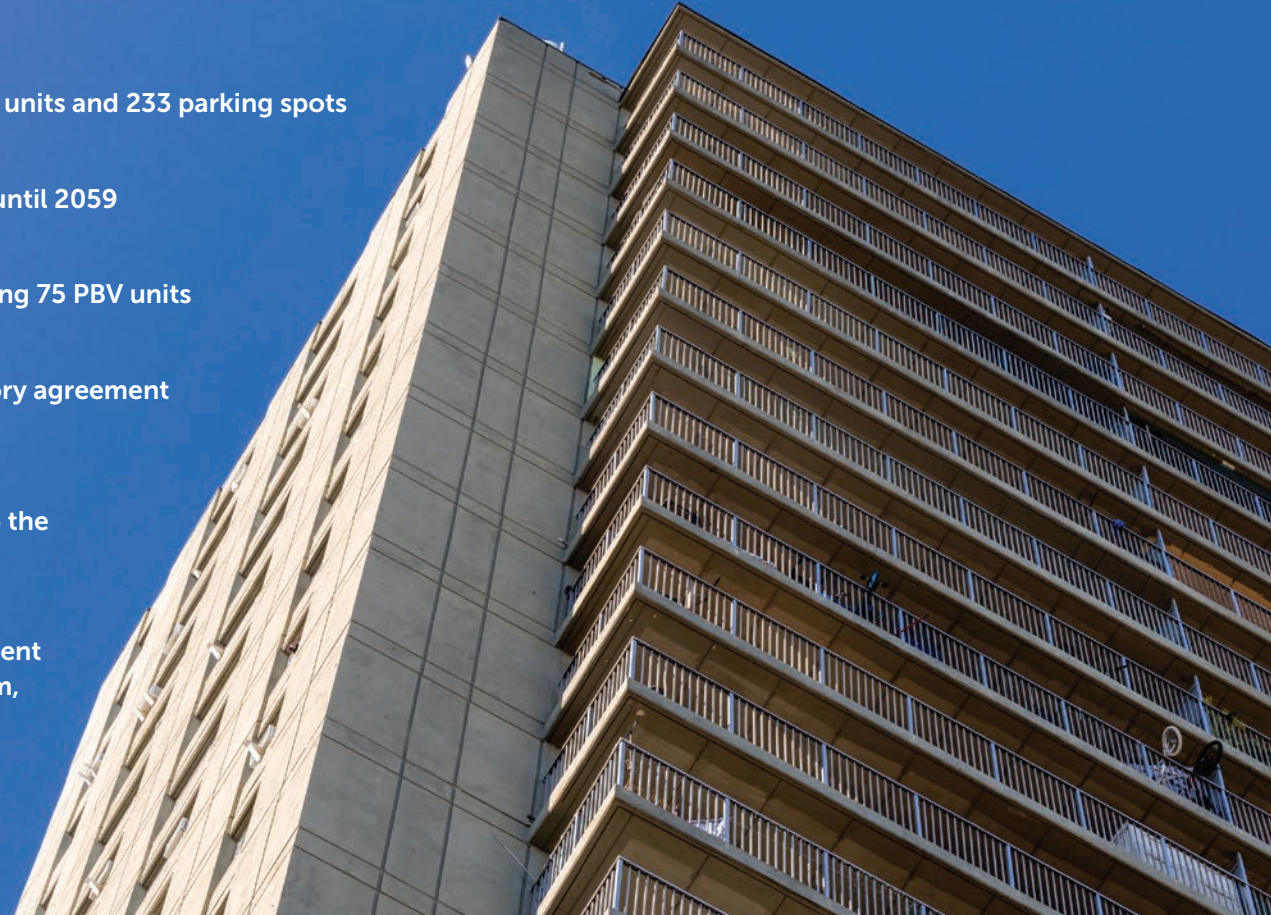
Ariela
A member of GREA



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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](#) →



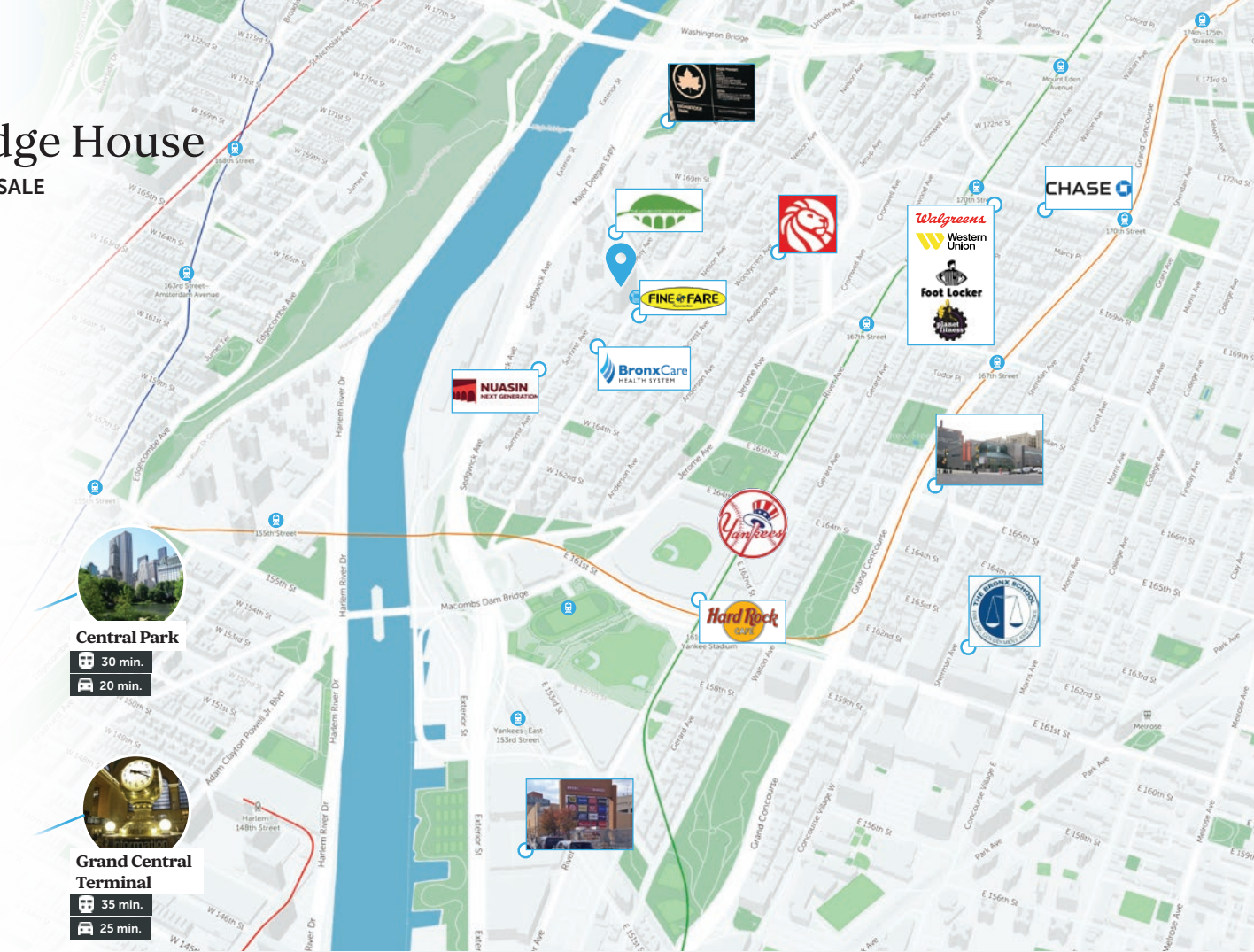
Central Park

30 min.
20 min.



Grand Central Terminal

35 min.
25 min.





For More Information Contact Our Exclusive
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1131
OGDEN AVENUE

**HIGHBRIDGE
HOUSE**