

4057 WHITE PLAINS ROAD, BRONX, NY 10466

EXCLUSIVE OFFERING MEMORANDUM

Vacant Corner Development Site with DOB-Approved Plans



IPRG

4057 WHITE PLAINS ROAD, BRONX, NY 10466

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DEVELOPMENT SITE WITH DOB-APPROVED PLANS

4057 WHITE PLAINS ROAD, BRONX, NY 10466

VACANT CORNER DEVELOPMENT SITE WITH DOB-APPROVED PLANS FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

4057 WHITE PLAINS ROAD





OFFERING PRICE
\$2,500,000

INVESTMENT HIGHLIGHTS

22,581
Approved Plans Buildable SF

56.25 ft x 100 ft
Lot Dimensions

R6
Zoning

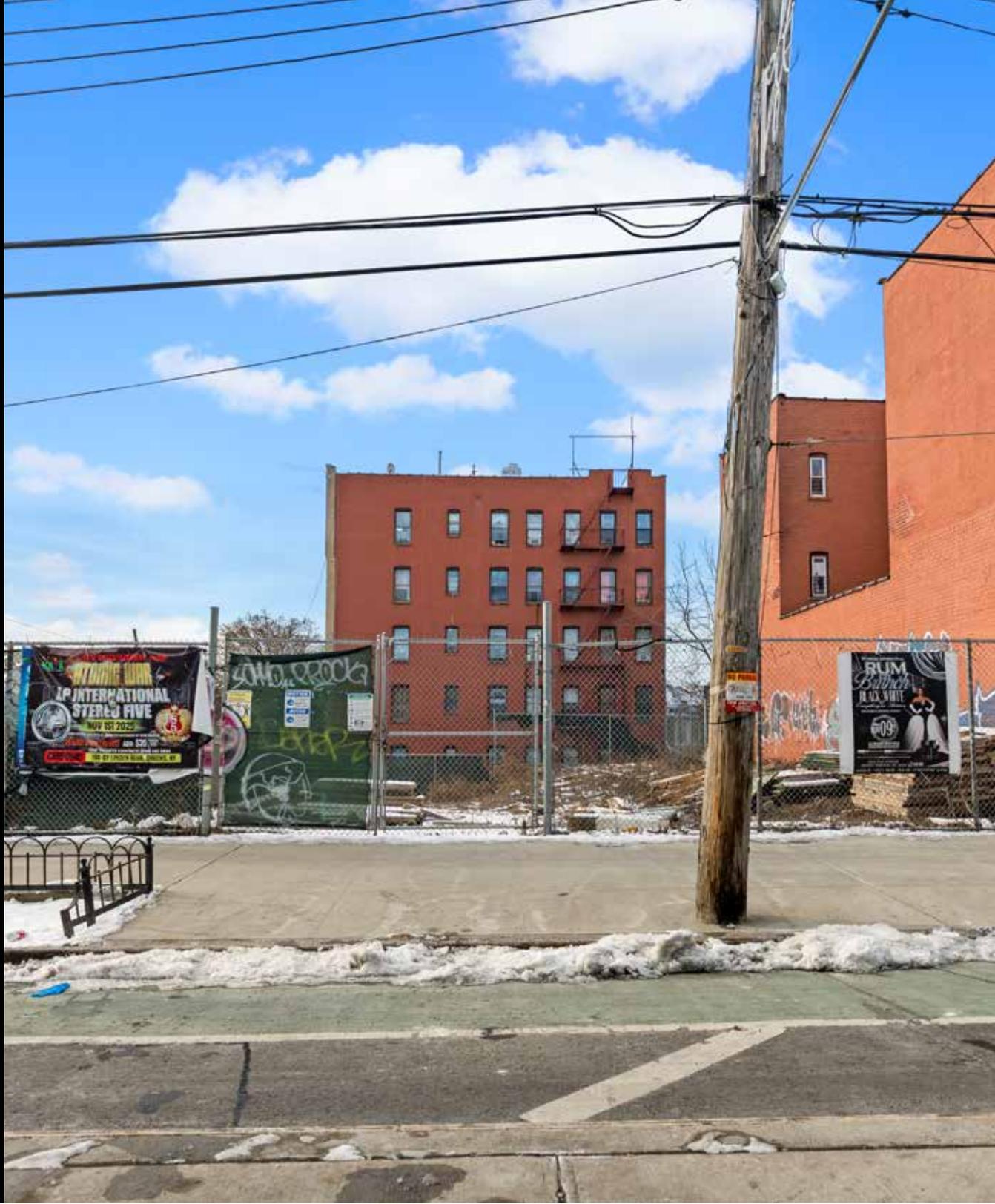
\$111
Price/BSF

3 (Wide Street)
FAR

I PRG

PROPERTY INFORMATION

4057 WHITE PLAINS ROAD



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INVESTMENT SUMMARY

VACANT CORNER DEVELOPMENT SITE WITH DOB-APPROVED PLANS **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 4057 White Plains Road. The offering consists of a corner fully approved shovel ready development site that is in the Wakefield section of the Bronx.

The subject property is a 56.25-foot-wide lot with a depth of 100 feet, located on a corner parcel that has been fully demolished. The site is being delivered with DOB-stamped, approved plans for a six-story mixed-use building consisting of 25 residential units, ground-floor retail, and on-site parking.

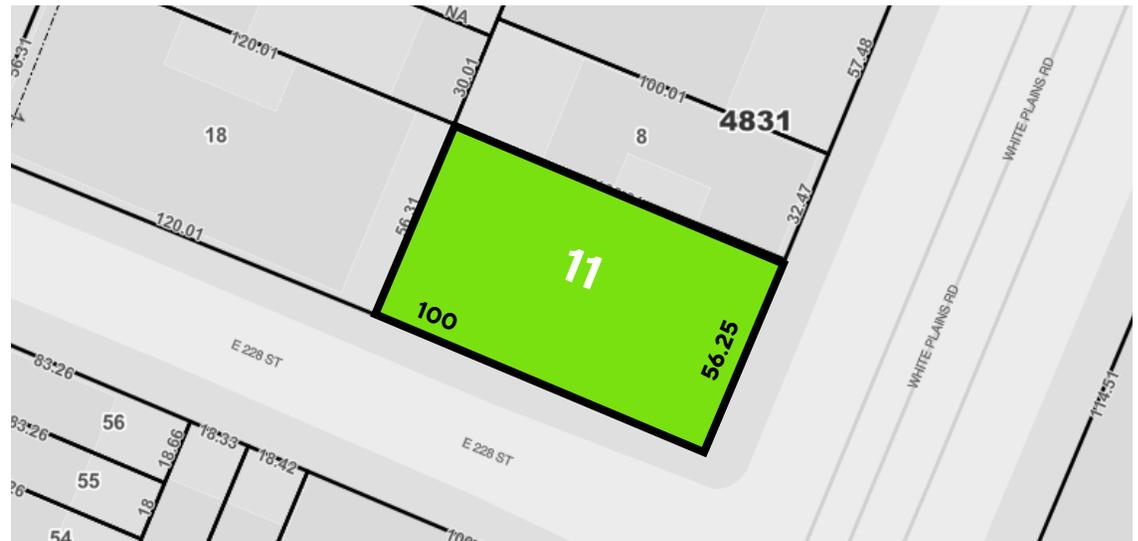
The approved plans total approximately 28,217 square feet and feature a unit mix of sixteen (16) one-bedroom apartments, three (3) two-bedroom apartments, and six (6) studio apartments.

The property is ideally situated at the corner of White Plains Road and East 228th Street, within walking distance of the 225th Street and 233rd Street subway stations, serviced by the 2 and 5 lines.

BUILDING INFORMATION

BLOCK & LOT:	4831-0011
NEIGHBORHOOD:	Wakefield
CROSS STREETS:	Corner of East 228th Street & White Plains Road
LOT DIMENSIONS:	56.25 ft x 100 ft
BUILDABLE SF (Approved Plans/1st Floor- 6th Floor):	22,581
ZONING:	R6
FAR:	3 (Wide Street)
TAX CLASS:	4
NOTES:	Vacant Lot W/ Approved Plans (25 Apts, Retail, 13 Parking Spaces)

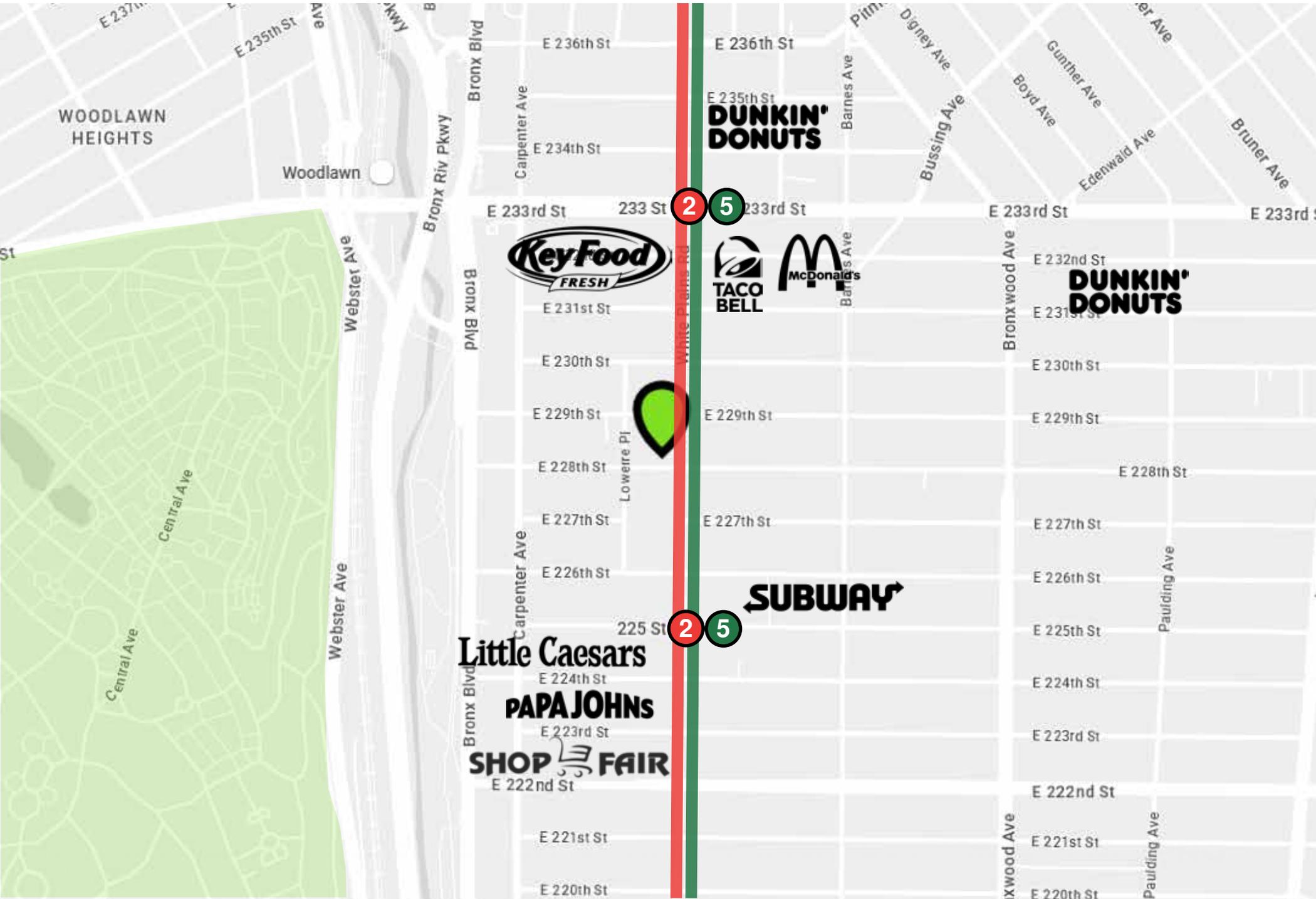
TAX MAP



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VACANT CORNER DEVELOPMENT SITE WITH DOB-APPROVED PLANS FOR SALE

PROPERTY MAP



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VACANT CORNER DEVELOPMENT SITE WITH DOB-APPROVED PLANS **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



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