

FOR SALE

**690 & 698 East 166th Street
Bronx, NY 10456**

**8,160 Sq. Ft. Community Facility
& Adjoining Rectory with Development Potential**

Ariela
A member of GREA

690 & 698 East 166th Street, Bronx, NY 10456

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EXECUTIVE SUMMARY

Ariel Property Advisors presents 690 & 698 East 166th Street, a rare and unique opportunity to acquire a large, community facility and an adjacent rectory in the heart of the Bronx's Morrisania neighborhood.

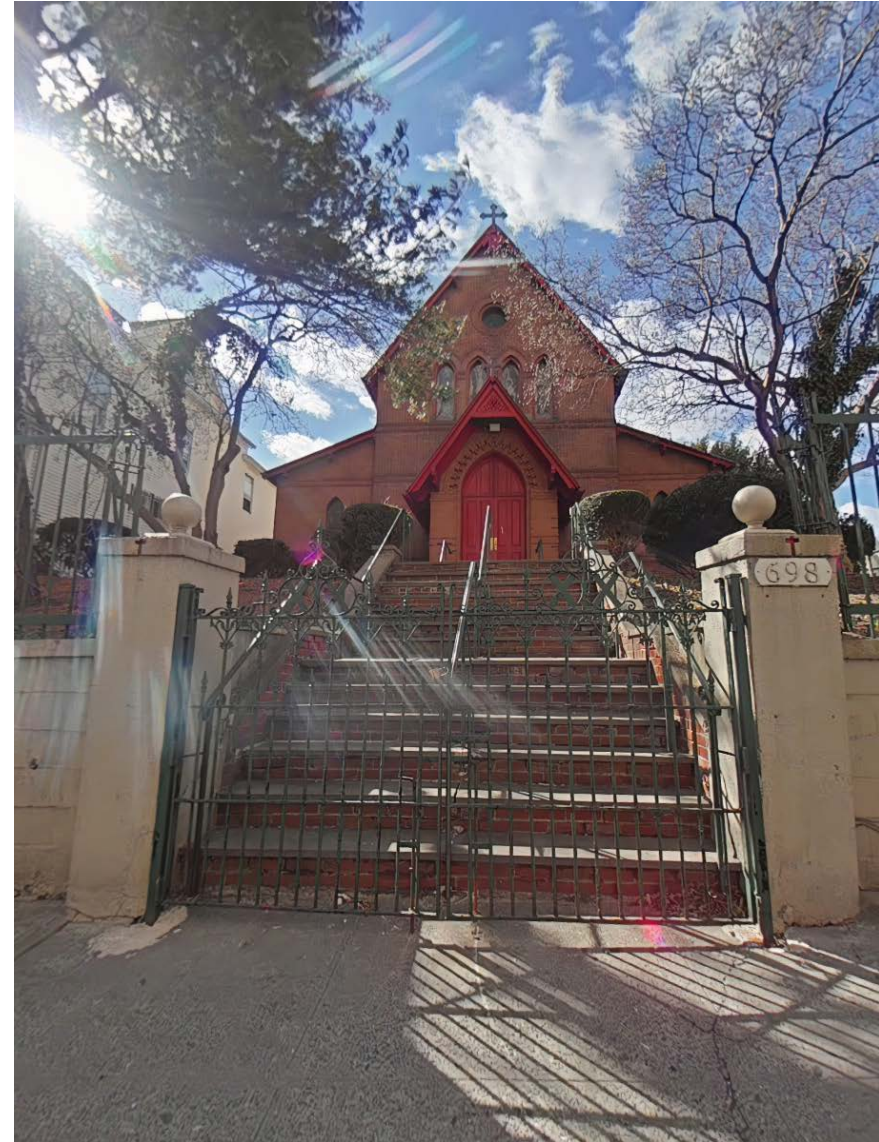
Located on the southeast corner of Trinity Avenue and East 166th Street, the existing religious facility's history goes back to 1874 and is the oldest building in the Morris High School Historic District. According to the historic district designation report, the rectory is not included in the historic district.

Interested parties can approach the offering in two ways:

- **Owner-User Opportunity:** The 8,160 SF church features a large sanctuary and community room; the 3,000 SF rectory includes 6 bedrooms, 2.5 baths, and generous common areas.
- **Development Potential:** The 16,337 SF lot allows ~49,012 BSF (standard R6) or ~63,715 BSF (City of Yes UAP), with possible additional NYCHA air rights; development would require LPC coordination.
- **Prime Location:** Positioned across from landmarked Morris High School and near the 2/5 subway at Westchester Avenue.
- **Expanded Development Potential** - Surrounded by a NYCHA campus with air rights and adjacent open space that may allow for an expanded development opportunity.

Please contact our team to arrange tours.

Asking Price: \$3,250,000



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

Michael A. Tortorici x13
mtortorici@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

Erik Moloney x24
emoloney@arielpa.com

For Financing
Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated 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 counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. December 10, 2025 4:54 pm

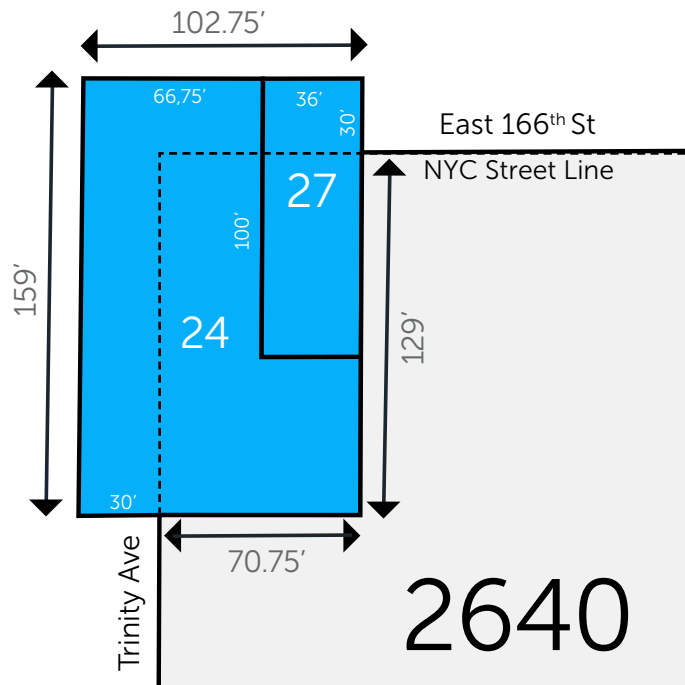
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TAX MAP

The subject properties are located on the corner of East 166th Street and Trinity Avenue



102.75' X 159'

LOT DIMENSIONS

R6

ZONING

16,337

LOT SQ. FT.

11,233

EXISTING BUILDING SF

Morrisania

LOCATION



SUBWAY LINES

Development Scenarios	FAR	BSF
Standard- Wide Street Rule Applies	3.00	49,012
UAP	3.90	63,715
Community Facility	4.80	78,419

*All square footage/buildable area calculations are approximate

Given the property's location in the Morris High School Historic District, buyers exploring redevelopment should inquire with [land use counsel and consultants.](#)

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Property Information	690 E 166th St	698 E 166th St	Total
Block / Lot	2640/24	2640/27	-
Lot Dimensions	66.75' x 159'	36' x 100'	102.75' x 159'
Lot Sq. Ft.	12,737	3,600	16,337
Building Dimensions	52' x 116'	22' x 68'	-
Stories	2	2.5	-
Building Sq. Ft.	8,160	3,073	11,233
Zoning	R6	R6	R6
FAR (Standard)**	3.00	3.00	3.00
FAR (CF)	4.80	4.80	4.80
FAR (UAP)	3.90	3.90	3.90
Buildable Sq. Ft. (Standard)	38,212	10,800	49,012
Buildable Sq. Ft. (CF)	61,139	17,280	78,419
Buildable Sq. Ft. (UAP)	49,675	14,040	63,715
Tax Class	4	1	-
Assessment (25/26)	\$498,060	\$21,696	\$519,756
Taxes Without Exemption (25/26)	\$54,030	\$4,305	\$58,335

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Exterior
Photos



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The 2/5 subway at Westchester Avenue is a 15 minute walk and the Melrose Metro North station is a 20 minute walk from the property.

Transportation Score



100
Public Transportation

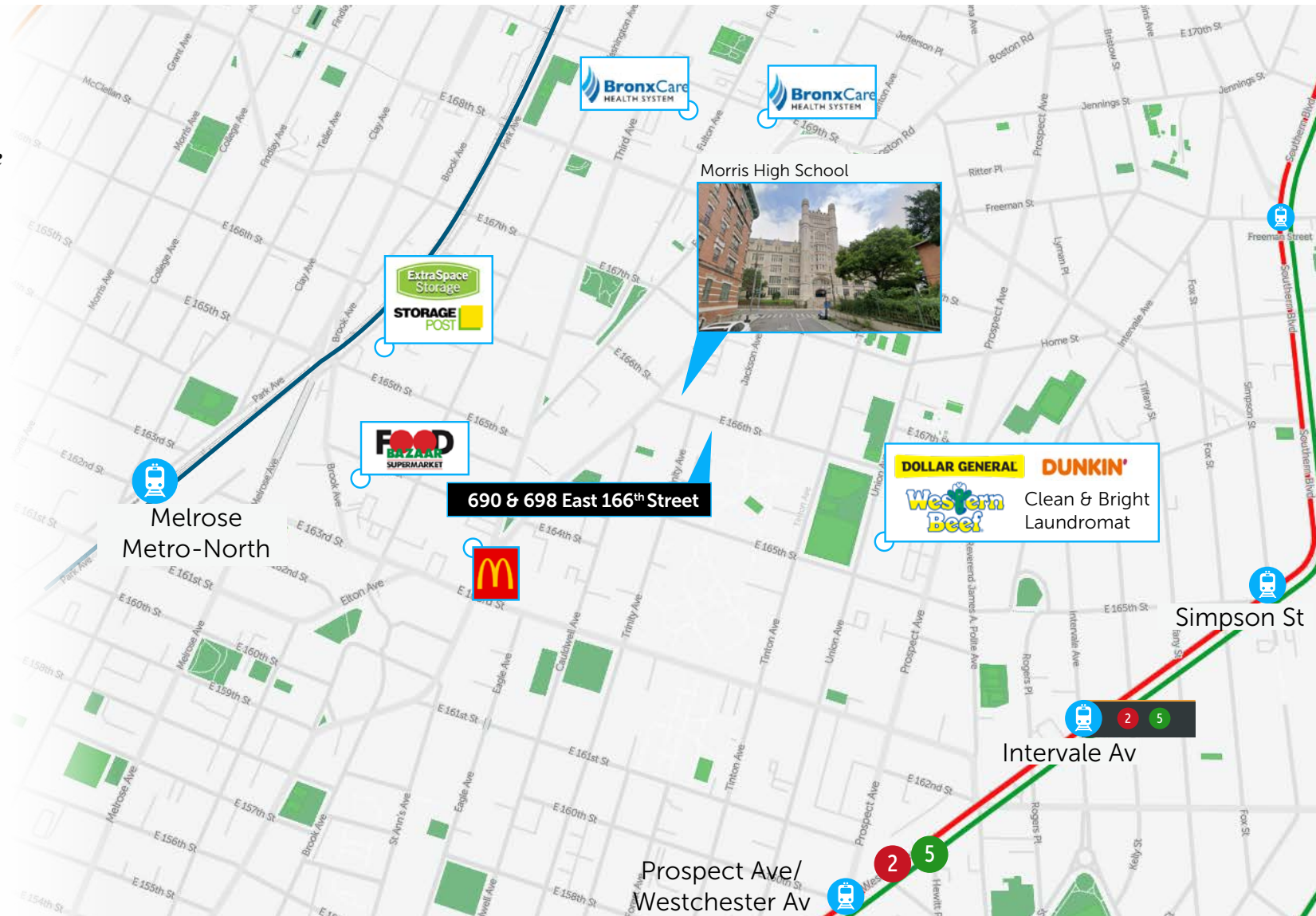


88
Walker's Paradise



73
Rider's Paradise

[Visit Walk Score Website](#) →



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