

**Prime Development Opportunity**

**ASKING PRICE: \$2,900,000 | ~\$90/BSF**

**PROPERTY INFORMATION**

**Property Location:** Between Greystone Avenue and 231<sup>st</sup> Street

**Block / Lot:** 5759/373

**Lot SF:** ~10,815 SF

**Buildable SF:** 32,445 SF

**Zoning:** R6

**FAR:** 3 (Riverdale Avenue is a wide street, please consult with your architect)

**Assessment\*:** \$39,812 (24/25)

**R.E. Taxes:** \$7,996 (24/25)



\*Net of Vets Ex Based on Eligible Fund (\$5,000).

**PROPERTY DESCRIPTION**

- A development site with an as-of-right zoning entitlement to 32,445 residential buildable SF. The density allowance can be further increased to 51,912 SF with the inclusion of a community facility component.
- Currently on-site is a 2 story, 2,304 SF house which will be delivered vacant.

**LOCATION OVERVIEW**

Riverdale is an upscale, family-friendly, attractive neighborhood along the Hudson River. Riverdale was once a summer retreat for wealthy New Yorkers, who built large estates and Tudor-style mansions along the cliffs overlooking the Hudson River and the Palisades. Many of these properties still remain, which lends an upscale, polished atmosphere to the neighborhood's windy, tree-lined streets. With its wide lawns, quiet residential streets, and colorful main commercial drag along Riverdale Avenue, the neighborhood has a friendly, small-town vibe.

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 it. All zoning, buildable forages and uses must be independently verified.

