

# 3305 Country Club Road Bronx, New York

*24,200 square Foot Convent*

*On 1.33 Acre Lot*



**IDEAL FOR MULTI-FAMILY HOUSING, INSTITUTIONAL USE,  
REDEVELOPMENT, HEALTHCARE**



# Executive Summary:

Parish Property Management is proud to represent the Sister Servants of Mary for the sale and/or lease of their property at 3305 Country Club Road, Bronx, New York.

Located in the Country Club neighborhood, the property consists of a three- story building of approximately 24,000 square feet, sited on a lot of 1.33 acres. The site is located within close proximity to public transportation, highways, schools and residential neighborhood amenities.

The building was built in 1952 and expanded in 1967. It is in excellent condition and features a chapel, commercial grade kitchen, dining room, various offices, community/recreation rooms and a total of 35 sleeping rooms, some with private or shared baths. There is a detached two-car garage and paved surface parking.

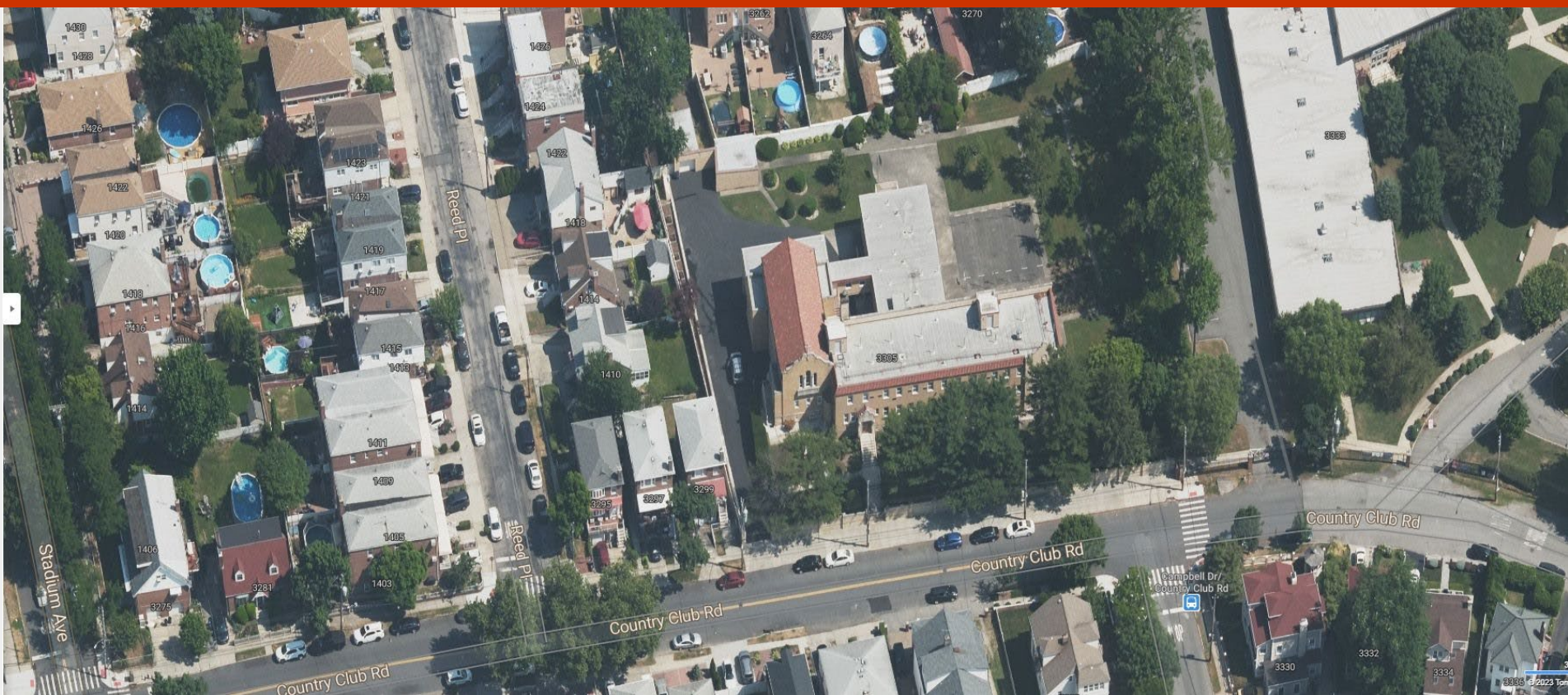
The property is zoned as Residential, R3-1. The zoning provides for one and two-family semi-attached and detached homes, as well as use group 3 and 4 community facility uses. Notwithstanding the foregoing, the property is built to a FAR of 0.42, with the current use considered to fall under the Use Group 3 zoning designation (Community Facility inclusive of schools, long-term care facilities, monasteries and convents, non-profit hospital staff dwelling, non-profit uses with sleeping accommodations, etc). For certain uses, FAR can be expanded.

The property is ideal for a convent, school or day care, health care, and residential redevelopment.





# Property Information



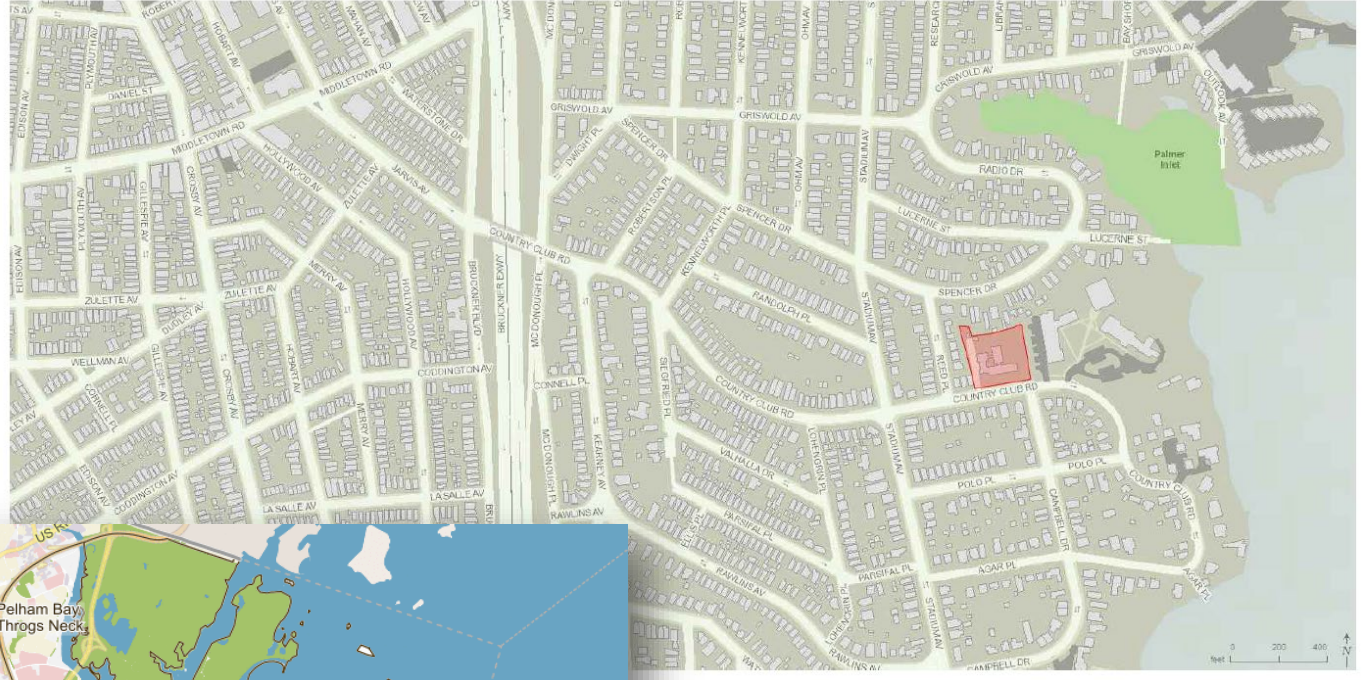
## **3305 Country Club Road Bronx, NY**

Block:	5409
Lot :	493
Lot Area:	+/- 58,000 Square Feet
Constructed:	1952 (expanded 1967)
Total Area:	+/- 24,200 Square Feet





# Location



***Neighborhood Map***



# Location/ Transportation

## Bus Map



## Subway Map



The property is located in a residential neighborhood that consist primarily of one and two-family homes, most of which date from the 1950 and 1960s.

## Public Transportation

- Well-located along major thoroughfare for the immediate market area.
- Immediate bus access, with the 24 bus line running along Country Club Road.
- Closest subway is roughly 1-mile to the west or northwest at the Middletown or Buhre Avenue stops.

## Roadway Access:

- Easy access to major vehicular artery's, including the New England Thruway I-95, the Hutchinson River Parkway, the Cross Bronx Expressway and Pelham Parkway. The Throgs Neck and Whitestone Bridges are located in close proximity, providing easy access to the Borough of Queens.
- Access to Manhattan via the RFK (Tri-borough), Madison Avenue, Willis Avenue, and the Third Avenue Bridges.



# Building: Construction and Specifications

<b>Year Constructed:</b>	<b>1952. Expanded 1967.</b>
<b>Foundations:</b>	<b>Masonry.</b>
<b>Framing:</b>	<b>Masonry and steel.</b>
<b>Exterior Walls:</b>	<b>Brick with limestone trim .</b>
<b>Roof:</b>	<b>Flat; built up macadam.</b>
<b>Windows:</b>	<b>Thermal pane double hung in wood frames.</b>
<b>Floors:</b>	<b>Chapel has terrazzo flooring on the main level and ceramic tile on the balcony level. Ceramic tiling throughout the remainder. Tiling in most areas was new in 2012.</b>
<b>Ceilings:</b>	<b>Painted sheetrock or acoustical ceiling tiles.</b>
<b>Interior Walls</b>	<b>Painted sheetrock or plaster.</b>
<b>Doors</b>	<b>Main entry - Double door wood and glass, all other exterior are metal or metal and glass in metal frames; interior doors are solid wood.</b>
<b>Stairways</b>	<b>Three sets of staircases; steel pan, marble steps, wood handrails; good condition.</b>
<b>Elevators</b>	<b>One automatic passenger elevator in the extension.</b>
<b>HVAC:</b>	<b>Central steam system; 'HB Smith' gas fired boiler, converted from an oil-fired system in 2012. Oil storage tank reported to be below ground; use properly discontinued.</b>
<b>Hot Water:</b>	<b>'A.O. Smith' gas fired hot water heater, 112 gallon capacity; an additional smaller hot water heater.</b>
<b>Electric:</b>	<b>Metered. Con Edison.</b>
<b>Gas:</b>	<b>For cooking and fuel.</b>
<b>Sprinkler:</b>	<b>At commercial kitchen and laundry.</b>
<b>Lighting:</b>	<b>Fluorescent and incandescent</b>
<b>Miscellaneous:</b>	<b>Radiators in the common areas; all sleeping rooms have a through-the-wall a/c unit; central air in the chapel, some wall-mounted a/c units, carbon monoxide/smoke detectors.</b>



# Certificate of Occupancy

Form 14-C (Rev. 7-64) D.M.C. 215-215-0001-0000-0000

DEPARTMENT OF BUILDINGS

BOROUGH OF THE BROOKLYN, THE CITY OF NEW YORK

Date OCT 17 1967 No. 43016

**CERTIFICATE OF OCCUPANCY**

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 25755-58

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at Block 5409 Lot 493  
3305 Country Club Road

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the north side of Country Club Road distant 91'-81 feet east from the corner formed by the intersection of and Country Club Road

running thence north 126.99; 140.11 feet; thence east 40.30 feet; thence south 37.53 feet; thence east 202'-0" + feet; running thence south 231.52 feet; thence west 235.43 feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXX~~ Alt. No.— 324-65 Construction classification— Non-fireproof  
Occupancy classification— Residence. Height Basement & 2 stories, 29'-0" max  
Date of completion— 9-21-67 Located in E3-2 Zoning District.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

Off-Street Parking Spaces \_\_\_\_\_

Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Basement	On Ground	64	Boiler Room, Dining Rm., Sewing Rm., Laundry, Cold Rm., Storage, Recreation, Chest Rm., Reading, Work Room, Parlor, Linen Rm., (17 Rooms).
First	40 & 60	64	Parlor, Bedrooms, Community Rm., Library, Chapel, Reception, Dining Rm., Cloak Rm., Office (24 Rooms).
Balcony	40	23	Choir.
Second	40	23	Lockers Rooms, Bedrooms (23 Rooms).

Sewage Disposal: Sanitary Drainage \_\_\_\_\_ Discharge Into Either (DOES) (DOES NOT) Sanitary or Combined Sewer

Storm Drainage \_\_\_\_\_ Discharge Into Either (DOES) (DOES NOT) Storm or Combined Sewer

OFFICE COPY—DEPARTMENT OF BUILDINGS

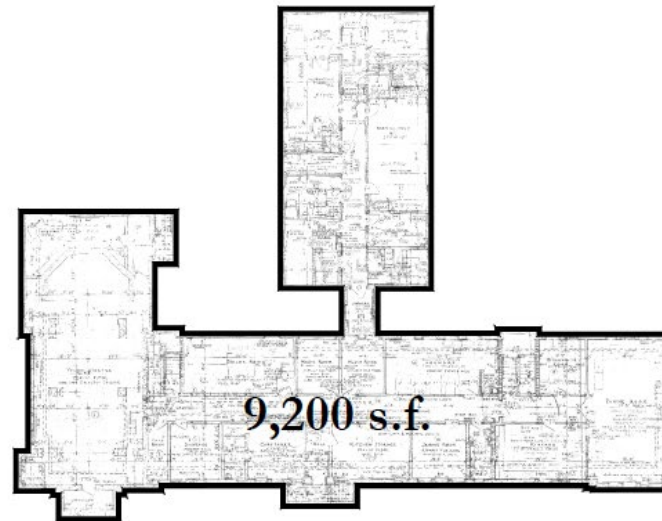
*William Chernick*  
Borough Superintendent





# Ground Floor- Lower Level

Ground Floor  
N.T.S.



Source:  
**Sullivan Architecture**  
[www.sullivanarch.com](http://www.sullivanarch.com)

## Ground Floor:

- Building's mechanical systems
- Commercial grade kitchen
- Dining room
- Recreational/community rooms
- Laundry room
- Two sleeping rooms with private bathrooms
- Multi-fixture bathroom facilities
- Storage areas.





# Ground Floor- Lower Level

*Office*



*Bedroom*



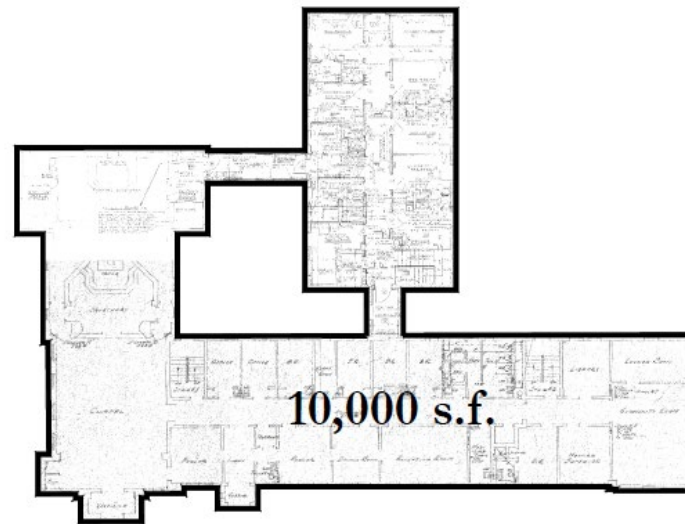
*Laundry Room*



*Commercial Kitchen*



# First Floor- Main Level



Source:  
**Sullivan Architecture**  
[www.sullivanarch.com](http://www.sullivanarch.com)

**First Floor**  
N.T.S.

## **First Floor:**

- Chapel (with double ceiling height)
- Parlors
- Reception area
- Offices,
- Library
- Community room,
- 10 sleeping rooms, one with private bath and five with shared bath



# First Floor- Main Level

***Conference Room***



***Hallway***



***Apartment Living Area***



***Chapel***



***Office***



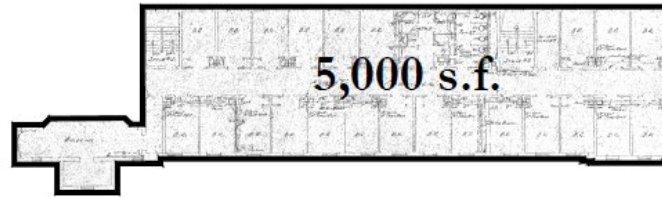
***Apartment Bedroom***





# Second Floor

Second Floor  
N.T.S.



Source:  
Sullivan Architecture  
[www.sullivanarch.com](http://www.sullivanarch.com)

## Second Floor

- 23 sleeping rooms
- Multi-fixture bathroom facilities.

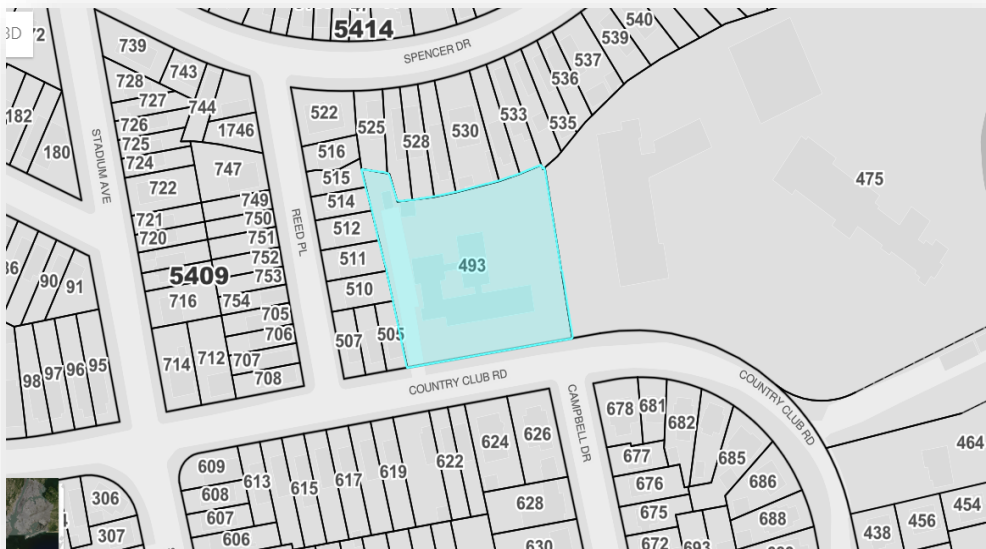
*Apartment Bedroom*



*Apartment Bathroom*



# Real Estate Taxes



## Assessment Information

	Description	Land	Total
	ESTIMATED MARKET VALUE	1,230,000	7,301,000
	MARKET AV	553,500	3,285,450
	MARKET EX		3,285,450
	TRANS AV	553,500	3,224,700
	TRANS EX		3,224,700

## Taxable/Billable Assessed Value

	Assessed Value
Subject To Adjustments, Your 2023/24 Taxes Will Be Based On	0

## Exemption Information

Code	Description	Exempt Value
25116	RELIGIOUS	3,285,450



# Zoning

## **NY ZONING: R3-1**

R3-1 contextual districts are the lowest density districts that allow semi-detached one- and two-family residences, as well as detached homes. R3-1 districts generally follow existing patterns of development in the Bronx, Queens, Staten Island and south Brooklyn.

In R3-1 districts, the minimum lot width for detached houses is 40 feet; semi-detached buildings must be on zoning lots that are at least 18 feet wide. For both detached and semi-detached houses, the maximum lot coverage is 35% and the 0.5 floor area ratio (FAR) may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The front yard must be at least 15 feet deep. Two side yards with a minimum combined width of 13 feet are required for a detached residence; one eight foot side yard is required for each semi-detached residence. All parking must be located in the side or rear yard or in the garage. An in-house garage is permitted in a semi-detached house, or in a detached house if the lot is 40 feet or wider. One off-street parking space is required for each dwelling unit.

*Source: NYC Department of City Planning*

<https://www.nyc.gov/site/planning/zoning/districts-tools/r3.page>





# Zoning

## Low-Density Contextual Residence District

R3-1		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards			Lot Coverage	FAR	Street Wall/ Building Height	DU Factor	Required Parking
		min.	min.	min.	min.	#	Each	Total	max.	max.	max.		min.
Single- and Two-Family	Detached	3,800 ft	40 ft	15 ft	30 ft	2	5 ft	13 ft	35%	0.50	21/35 ft	625	1 per DU
	Semi-Detached	1,700 ft	18 ft			1	8 ft	8 ft					



Source: NYC Department of City Planning

<https://www.nyc.gov/site/planning/zoning/districts-tools/r3.page>



## NYC Zoning Information (R3-1):

### Permitted Community Facilities Uses:

- Colleges or universities, including professional schools but excluding business colleges or trade schools
- College or school student dormitories and fraternity or sorority student houses
- Libraries, museums or non-commercial art galleries
- Long-term care facilities
- Monasteries, convents or novitiates, without restrictions as to use for living purposes or location in relation to other uses
- Non-profit hospital staff dwellings located on the same zoning lot as the non-profit or voluntary hospital and related facilities or on a separate zoning lot that is immediately contiguous thereto or would be contiguous but for its separation by a street or a street intersection
- Philanthropic or non-profit institutions with sleeping accommodations
- Schools
- Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine or ophthalmic dispensing. In buildings containing residences, such facilities shall be limited to locations below the level of the first story ceiling, except that such facilities may be located on a second story provided there is separate access from the outside or directly from a portion of such facility located on the ground floor
- Clubs, except:
  - (a) clubs, the chief activity of which is a service predominantly carried on as a business;
  - (b) non-commercial outdoor swimming pool clubs; or
  - (c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any lot line
- Community centers or settlement houses
- Houses of worship, rectories or parish houses
- Monasteries, convents or novitiates used only for living purposes, provided that such use is to be part of a group of buildings accommodating house of worship activities, schools or other house of worship facilities that existed on December 15, 1961, or any applicable subsequent amendment thereto, and that such use is to be located on the same zoning lot with one or more buildings in such group of buildings or on a zoning lot that is contiguous thereto or directly across the street on which such buildings face



# Zoning

## NYC Zoning Information (R3-1):

### Permitted Community Facilities Uses: *(continued)*

- Non-commercial recreation centers
- Non-profit hospital staff dwellings restricted to location on the same zoning lot as the non-profit or voluntary hospital and related facilities or on a separate zoning lot immediately contiguous thereto
- Non-profit or voluntary hospitals and related facilities, except animal hospitals
- Philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4, provided that the number of persons employed in central office functions shall not exceed 50, and the amount of floor area used for central office purposes shall not exceed 25 percent of the total floor area or 25,000 square feet, whichever is greater, except that in R1, R2, R3, R4, R5, R6 or R7 Districts, the amount of floor area used for central office purposes shall in no event exceed 25 percent of the total floor area
- Proprietary hospitals and related facilities, except animal hospitals
- Seminaries
- Welfare centers

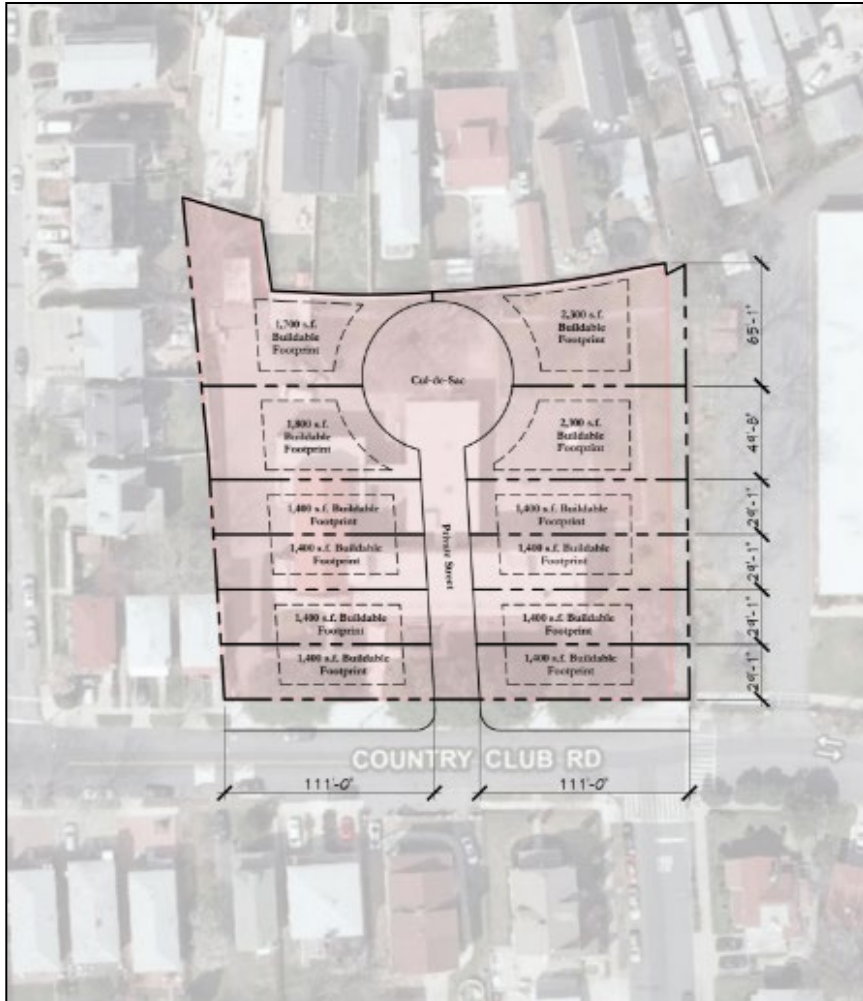
### Permitted Open Uses:

- Agricultural uses, including greenhouses, nurseries, or truck gardens, provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same zoning lot
- Cemeteries
- Golf courses
- Outdoor tennis courts or ice-skating rinks, provided that all lighting shall be directed away from nearby residences
- Public parks or playgrounds or private parks
- Railroad or transit rights-of-way





# Conceptual Subdivision



Source:  
**Sullivan Architecture**  
[www.sullivanarch.com](http://www.sullivanarch.com)



# Exterior Photographs





# Representation

For information, contact:

## **Parish Property Management, Inc.**

**914.355.4690**

[www.parishmgt.com](http://www.parishmgt.com)

**Laura M. Buckley**

[lbuckley@parishmgt.com](mailto:lbuckley@parishmgt.com)

**Cell: (917) 769-6445**

**James M. deJong**

[Jdejong@parishmgt.com](mailto:Jdejong@parishmgt.com)

**Cell: (516) 241-3140**

The information herein is from sources that we deem reliable. The information is presumed to be accurate, but not guaranteed. The data is provided for the purpose of illustrative projections and analysis. It is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Interested parties should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

The depiction in the included photograph of any person, entity, sign, logo or property, other than Parish Property Management (PPM), our client and the property offered by PPM, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and PPM or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of PPM's agreement with its principal, if, as and when such commission (if any) is actually received from such principal.

