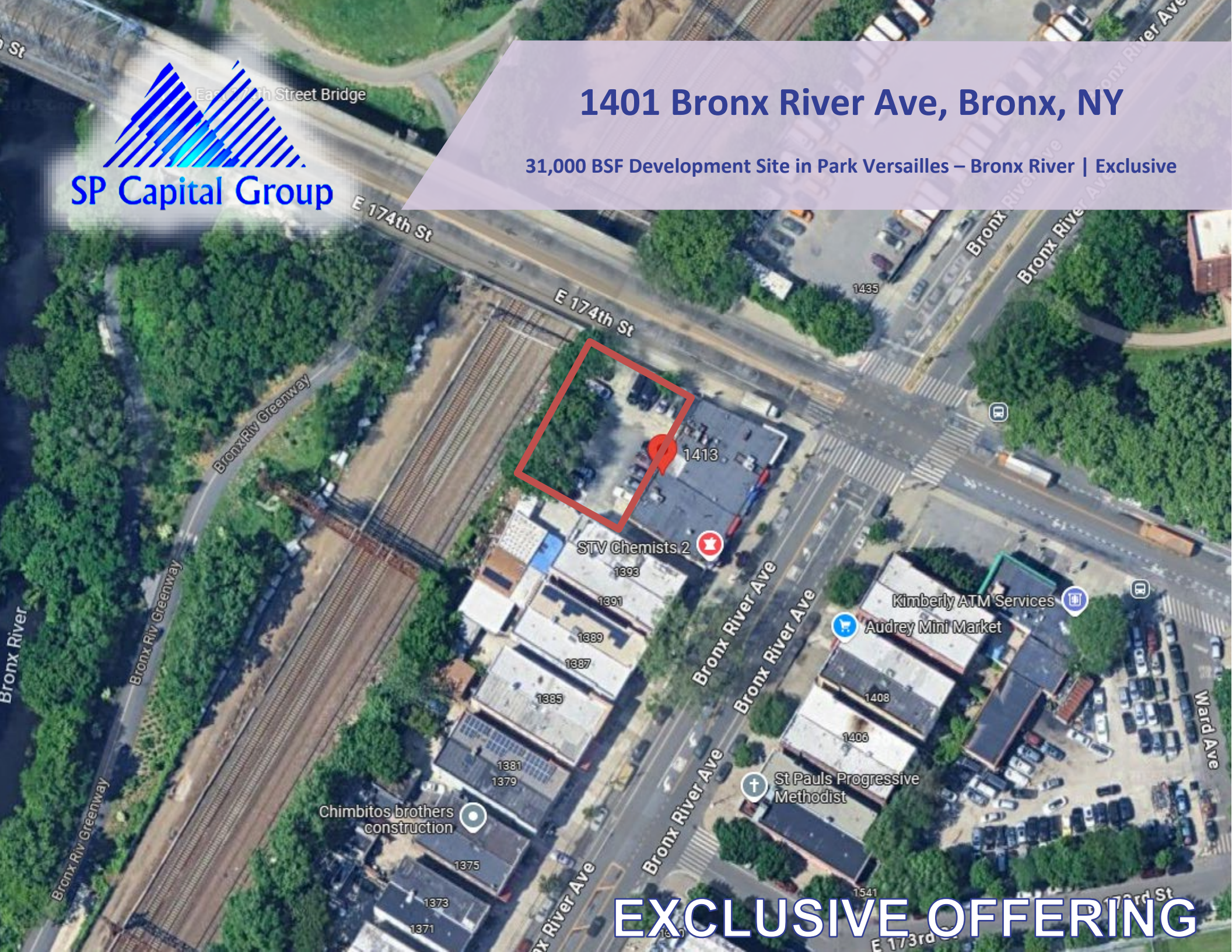




# 1401 Bronx River Ave, Bronx, NY

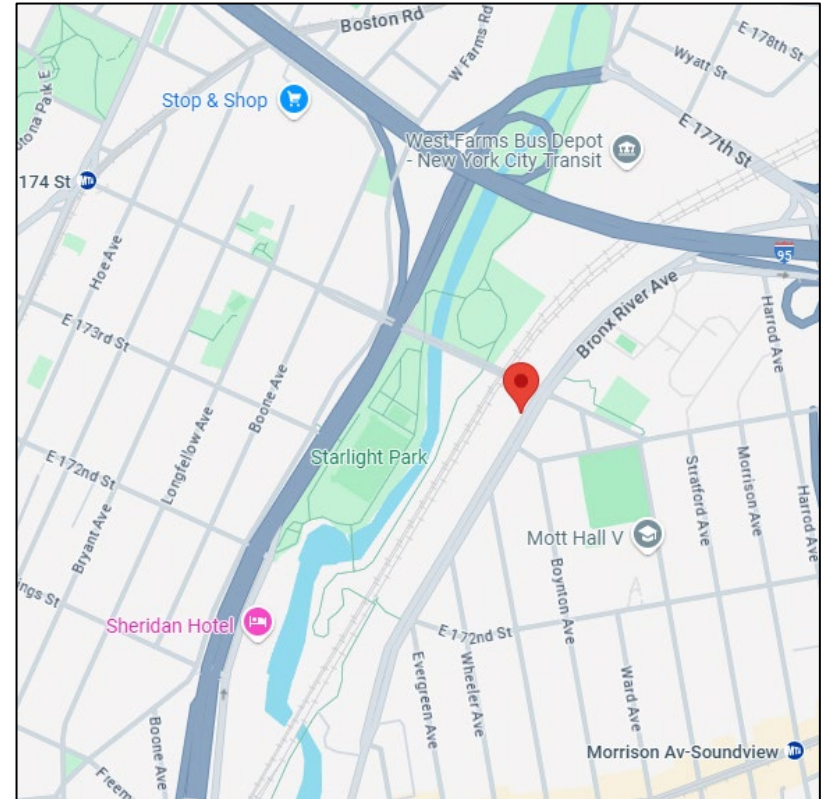
31,000 BSF Development Site in Park Versailles – Bronx River | Exclusive



**EXCLUSIVE OFFERING**

## PROPERTY INFORMATION

<b>ADDRESS</b>	1401-1415 Bronx River Avenue
<b>CITY</b>	Bronx, NY 10472
<b>NEIGHBORHOOD</b>	Park Versailles – Bronx River
<b>BLOCK/LOT</b>	03861-0120 (subdivided)
<b>LOT SIZE</b>	7,500 SF (75ft x 100ft)
<b>BUILDING SIZE</b>	Existing Parking Lot
<b>TYPE</b>	Development Site
<b>ZONING   FAR</b>	R6/C8-1/C2-2   2.43
<b>BUILDABLE</b>	31,000 BSF (66,216 BSF with facility)
<b>DEV NOTES</b>	Potential for an 8-Story Mixed Use Building Portion of lot in C8 zoning can only be 2 stories
<b>OCCUPANCY</b>	Delivered Vacant
<b>NOTES</b>	Owner subdivided the parking lot from retail building Parking lot will receive air rights from retail building Site needs MTA approval



## DESCRIPTION

SP Capital is proud to exclusively offer this development site located in the Park Versailles – Bronx River neighborhood of the Bronx. The offering is for a lot with 7,500 square feet of land area. The lot is zoned for 31,000 BSF as of right and 66,216 BSF with the facility bonus. Located at the corner of Bronx River Ave and E 174<sup>th</sup> St, this property is only steps away from restaurants, shops, markets, schools, parks, and the 2, 5, and 6 train. (RS)

**ASKING PRICE:** ~~\$3,800,000~~ \$3,200,000

For More Info Call: (212) 221-2456

**1401 Bronx River Ave | Park Versailles – Bronx River | 31,000 BSF Development Site | Existing Parking Lot | Exclusive**

# ZONING ANALYSIS

Community Facility & Residential & Commercial ( 1 Zoning, 2 Tax lot)																		
Floor	Total Gross Floor Area for both lot	Total Gross Floor Area for Tentative New Lot A	Residential Gross Floor Area Tentative New Lot A	Community Facility Gross Floor Area Tentative New Lot	Commercial - Buildable New Lot A	Parking - Buildable New Lot A	Exist Commercial Tentative Lot B	Floor Area Deductions for lot #B						Total Floor Area Deductions for lot #B	Total Lot			
								Bulkhead	Retire room	Mechanical	Daylight in Corridors 50%	Density 50%	Parking		Residential Zoning Floor Area on Tentative lot A	Community Facility Zoning Floor Area on Tentative lot A	Commercial Zoning Floor Area on Tentative lot A and B	Total Zoning Floor Area for Lot A and B
Cellar	6,994.80	6,994.80	1,000.00			5,994.80												
1st	12,887.30	6,994.80	3,800.00	400.00	2,094.80	700.00	5,892.50		12.00	15.00				27.00	3,773.00	400.00	7,787.30	11,990.30
2	6,998.60	6,998.60	3,971.50	3,027.00					12.00	50.00	113.00			175.00	3,796.50	3,027.00		6,823.50
3	3,971.50	3,971.50	3,971.50						12.00	50.00	113.00			175.00	3,796.50			3,796.50
4	3,971.50	3,971.50	3,971.50						12.00	50.00	113.00			175.00	3,796.50			3,796.50
5	3,971.50	3,971.50	3,971.50						12.00	50.00	113.00			175.00	3,796.50			3,796.50
6	3,971.50	3,971.50	3,971.50						12.00	50.00	113.00			175.00	3,796.50			3,796.50
7	3,971.50	3,971.50	3,971.50						12.00	50.00	113.00			175.00	3,796.50			3,796.50
8	3,570.50	3,570.50	3,570.50						12.00	50.00	113.00			175.00	3,395.50			3,395.50
Bulk	1,200.00	1,200.00	1,200.00						236.50					236.50	963.50			963.50
<b>Total Gross Area Above Grade</b>	<b>44,313.80</b>	<b>38,621.30</b>	<b>32,399.50</b>	<b>3,427.00</b>	<b>2,094.80</b>	<b>700.00</b>	<b>5,892.50</b>	<b>236.50</b>	<b>96.00</b>	<b>385.00</b>	<b>791.00</b>	<b>6.00</b>	<b>6.00</b>	<b>1,488.50</b>	<b>30,911.00</b>	<b>3,427.00</b>	<b>7,787.30</b>	<b>42,125.30</b>
<b>Total Gross Area incl. Cellar</b>	<b>46,538.10</b>	<b>40,845.60</b>	<b>28,629.00</b>	<b>3,427.00</b>	<b>2,094.80</b>	<b>6,694.80</b>	<b>5,892.50</b>											

**DISTRICT C2-2/R6 / C8-1**

LOT C8-1	3,027.00	SF	22.7% of Lot area
LOT C2-2 / R6	10,304.40	SF	77.3% of Lot area
<b>TOTAL LOT A AND B</b>	<b>13,331.40</b>	SF	

MAXIMUM PERMITTED COMMUNITY FACILITY FAR IN C2-2/R6	4.00	F.A.R.	
MAXIMUM PERMITTED COMMUNITY FACILITY ZONING FLOOR AREA	49,461.12	SF	
PROPOSED COMMUNITY FACILITY ZONING FLOOR AREA	400.00	SF	49,061 UNDERBUILT
PROPOSED COMMUNITY FACILITY F.A.R.	0.04	F.A.R.	

MAXIMUM PERMITTED COMMUNITY FACILITY FAR IN C8-1	2.40	F.A.R.	
MAXIMUM PERMITTED COMMUNITY FACILITY ZONING FLOOR AREA	7,264.80	SF	
PROPOSED COMMUNITY FACILITY ZONING FLOOR AREA	3,027.00	SF	4,238 UNDERBUILT
PROPOSED COMMUNITY FACILITY F.A.R.	0.29	F.A.R.	

MAXIMUM PERMITTED RESIDENTIAL FAR IN C2-2/R6	3.00	F.A.R.	
MAXIMUM PERMITTED RESIDENTIAL ZONING FLOOR AREA	10,304.40 x 3.00 FAR	SF	
PROPOSED RESIDENTIAL ZONING FLOOR AREA	30,911.00	SF	2 UNDERBUILT
PROPOSED RESIDENTIAL F.A.R.	3.00	SF	

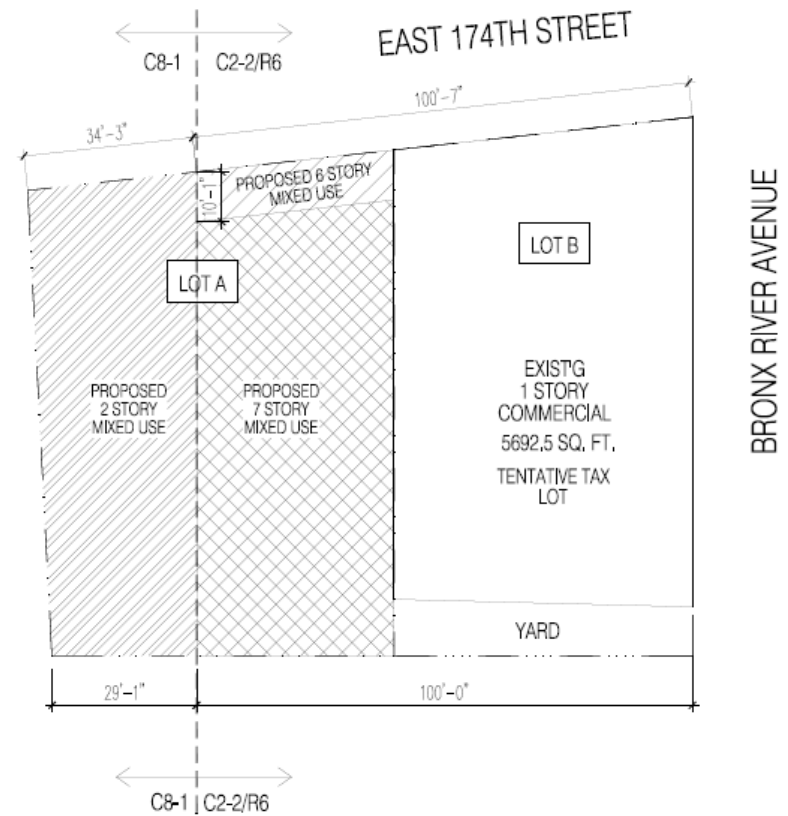
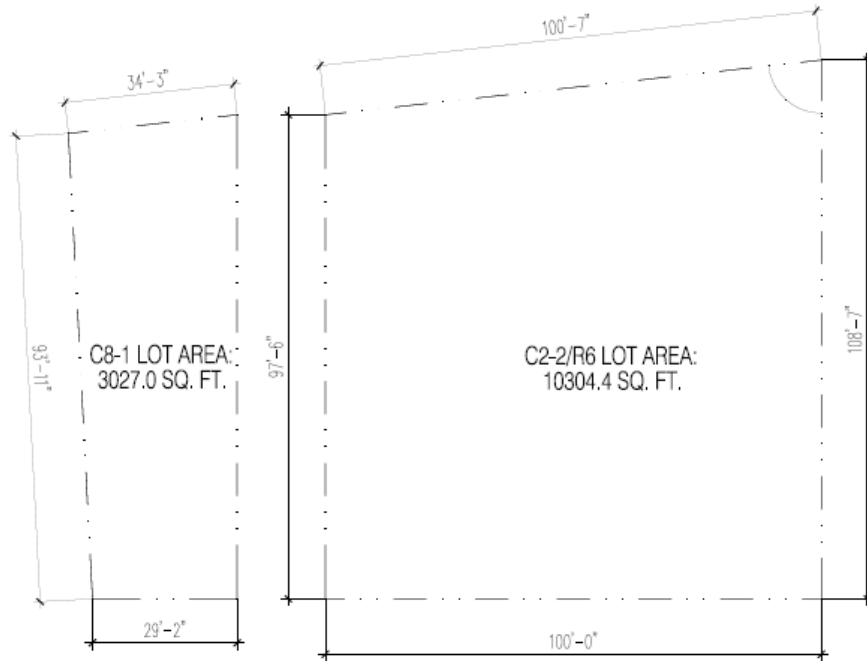
MAXIMUM PERMITTED COMMERCIAL FAR IN C2-2/R6	2.00	F.A.R.	
MAXIMUM PERMITTED COMMERCIAL ZONING FLOOR AREA	20,608.80	SF	
EXIST'G COMMERCIAL ZONING FLOOR AREA	6,682.50	SF	
PROPOSED COMMERCIAL ZONING FLOOR AREA	3,971.50	SF	
TOTAL COMMERCIAL ZONING FLOOR AREA	9,654.00	SF	10,945 UNDERBUILT
PROPOSED COMMERCIAL FACILITY F.A.R.	0.94	F.A.R.	

<b>TOTAL MAXIMUM PERMITTED ZONING FLOOR AREA</b>	<b>42,125.30</b>	SF	
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TOTAL ADJUSTED FAR FOR ENTIRE SITE (22.7% x 2.40) 0.5448 + (77.3% x 4.80) 3.7104 = 4.2562 FAR	4.2562	F.A.R.	
TOTAL ADJUSTED RESIDENTIAL ZONING FLOOR AREA ON ENTIRE SITE	4.2562 x 13,331.40	SF	14,602 UNDERBUILT

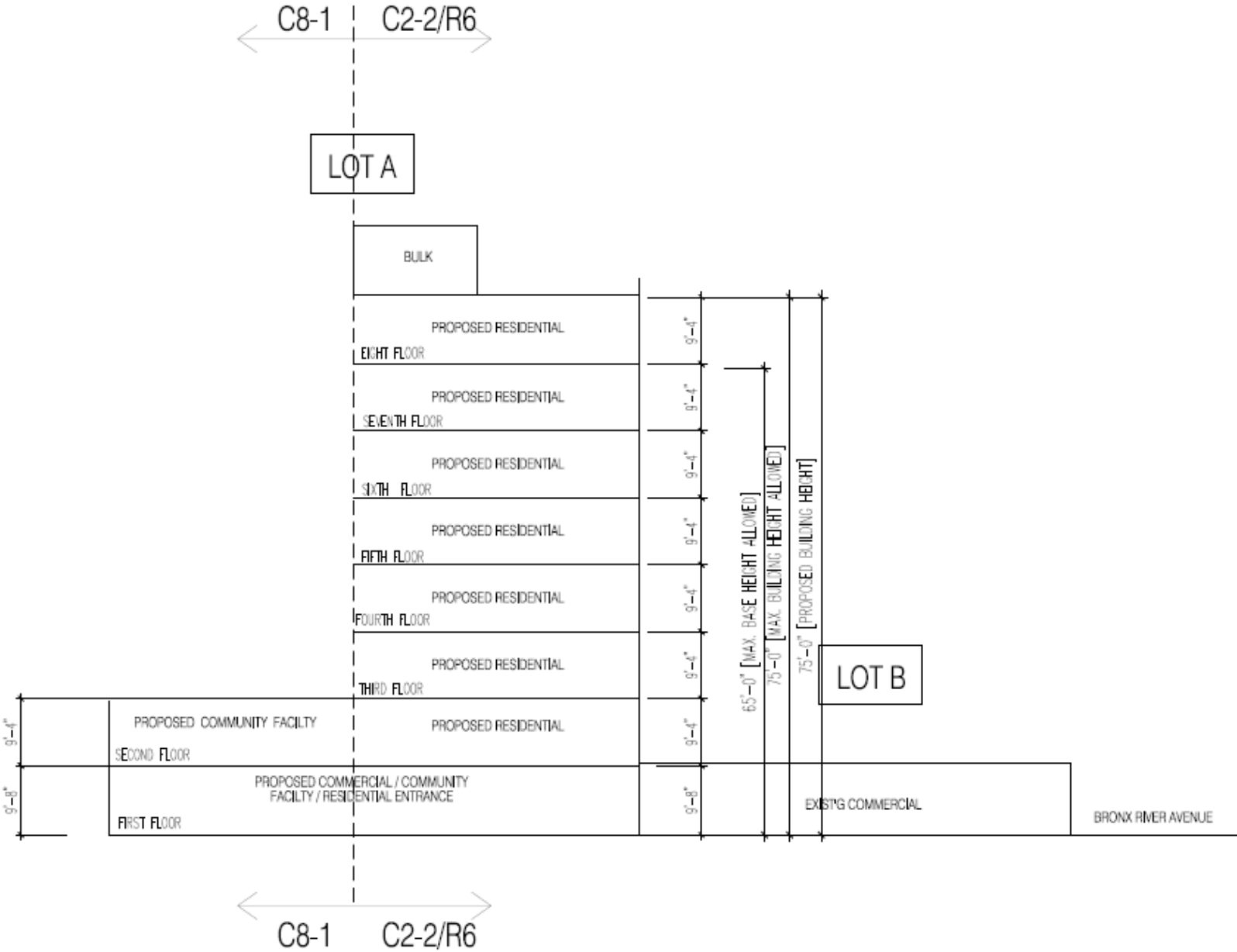
DENSITY 30,913.2 / 680 = 45 FAMILY MAX	
PARKING - RESIDENTIAL ZR 25-212 - INNER TRANSIT ZONE 50%	45 FAMILY x 50% = 22 PARKING REQUIRED
PARKING COMMERCIAL ZR36-21 - PRC A C2-2/C8-1 - 300 SF PER 1 PARKING REQD	2,094.80 / 300 = 29 PARKING REQUIRED

# PLOT PLAN



C8-1 LOT AREA: 3027.0 SQ. FT.  
 C2-2/R6 LOT AREA: 10304.4 SQ. FT.  
 TOTAL LOT AREA: 13331.4 SQ. FT.

# STACKING PLAN



# AERIAL MAP



NYW&B Catenary #1

East 174th Street Bridge

Bronx River Childcare Center

Captain William Ha Thompson Playground

E 174th St

E 174th St

Bronx River Ave

Ward Ave

E 173rd St

Bronx Riv Greenway

P

# AREA MAPS

