

FOR SALE

1314 Seneca Avenue Bronx, NY 10474

60 Unit | Article XI | Affordable Housing
Opportunity with Value-Add Potential

Ariela
A member of GREA



1314 Seneca Avenue, Bronx, NY 10474

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- Contains 60 residential units and 2 occupied commercial units within approximately 65,137 gross square feet
- Recent approval of 610 amendment to existing regulatory agreement allows for significant revenue growth
- Beneficiary of an Article XI tax abatement, which has a term of 40 years and commenced in 2018 with the taxes being capped at 1% of gross rent until 2028 and 6.5% until 2058
- Convenient location near multiple subway stops (2/5/6). Westchester and other boroughs accessible via the Bruckner Expressway and Westchester Avenue.
- Apartment unit mix consists of 16 one-bedrooms, 26 two-bedrooms, 15 three-bedrooms, and 3 four-bedrooms



1314 Seneca Avenue Overview

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Property Information	1314 Seneca Avenue	
Block / Lot	2762 / 7501	
Residential Units	60	
Commercial Units	2	
Total Units	62	
Building Sq. Ft.	65,137	
Lot Dimensions	150' x 100'	
Lot Sq. Ft.	15,000	
Stories	6	
Zoning	R6	
FAR	3.00	
Buildable Sq. Ft.	45,000	
Air Rights Sq. Ft.	None	
Tax Class	2 & 4	
Assessment (24/25)	\$1,449,451	
Article XI	(\$1,090,319)	1% Article XI Until 2028; 6.5% Until 2/23/2058
Real Estate Taxes (24/25)	\$38,039	

*All square footage/buildable area calculations are approximate

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Hunts Point is known for its unique community vibe, rich cultural scene and proximity to the Bronx River and waterfront parks.



Central Park
30 min.
25 min.

Transportation Score



97
Public Transportation



94
Walker's Paradise

Visit Walk Score Website →



Grand Central Terminal
40 min.
30 min.



For More Information Contact Our Exclusive
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