



**LANDAIR
PROPERTY
ADVISORS**

Development Site For Sale
50' x 90' – R6A – 13,539 BSF
Williamsbridge

754 E 211th St, Bronx, NY 10467

Presented by:

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Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Located in Williamsbridge, 754 E 211th St, Bronx, NY 10467, presents a prime development opportunity for developers looking to capitalize on a growing residential market. This midblock lot, spans a total of 4,513 square feet with dimensions of 50x90.25. Zoned R6A, the property boasts a Floor Area Ratio of 3.0. This zoning offers a maximum buildable square footage of 13,539 Sq. Ft. Currently, the property features a 1,495 square foot one family building which is delivered vacant.

Strategically located, the property is within a short distance from multiple subway stations, ensuring ease of transportation to various other parts of New York City. Additionally, this property qualifies for the 485X tax abatement, providing substantial tax benefits and enhancing the overall financial viability of your project.

The Eastern Bronx real estate market is undergoing significant growth and revitalization, driven by ongoing developments and an increasing demand for housing. The area's transformation presents a favorable environment for investment.

Overall, 754 E 211th St offers an exceptional development opportunity in a rapidly growing area of the Bronx. The combination of favorable zoning, strategic location, valuable tax incentives, and the potential for significant growth makes this property a prime option for developers looking to make a substantial contribution in the Williamsbridge Community.

PROPERTY HIGHLIGHTS

- 50' x 90.25' Lot Zoned R6A
- 13,539 BSF As-Of-Right. 17,600 BSF with UAP.
- Located .2 Miles from the (2) and (5) Train Subway Lines.
- Delivered Vacant.
- Low Taxes (\$5,369/year).



OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	4,513
Zoning District	R6A
Residential Base BSF:	13,539
Residential UAP BSF:	17,600
Price Per Buildable S.F.	\$82
Corner/Midblock:	Midblock
Street Frontage:	50.00 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	754 E 211 th St
Area	Williamsbridge
Block/Lot	4659/22
Lot Dimensions	50x90.25
Lot Sq. Ft.	4513

BUILDING INFORMATION

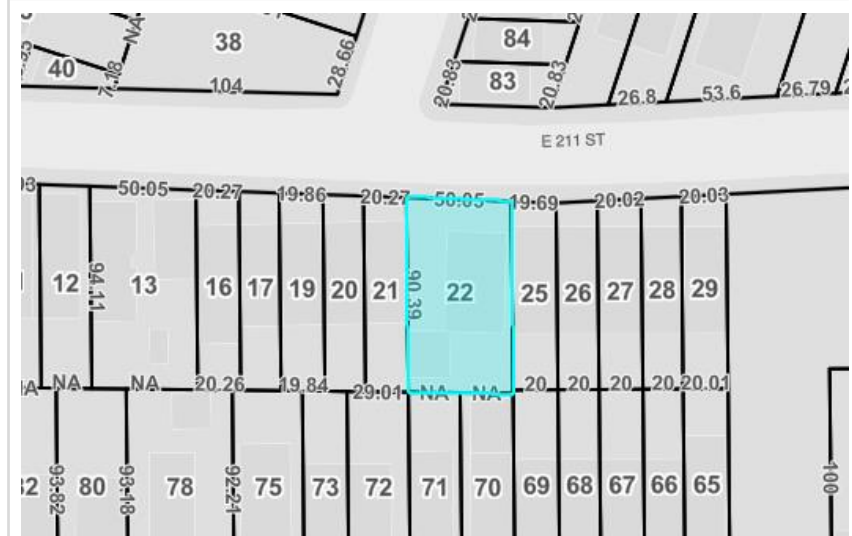
	754 E 211 th St
Building Type	Residential
Building Sq. Ft.	1,495
Total Units	1

NYC FINANCIAL INFORMATION

	754 E 211 th St
Assessed Value	\$26,732
Tax Rate	20.0850%
Gross Taxes	\$5,369

ZONING INFORMATION

	754 E 211 th St
Zoning District	R6A
Base Floor Area Ratio (FAR)	3
Residential Buildable Sq. Ft.	13,539
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	17,600
Community Facility FAR	3
Community Facility Buildable Sq. Ft.	13,539
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



ADVISORY TEAM



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