

FOR SALE
ASKING PRICE \$2,500,000
PRICE PER BSF \$115

383 MORRIS AVENUE

Bronx, NY 10451



4,738 SF CORNER-LOT ASSEMBLAGE WITH
21,795 BSF IN MOTT HAVEN

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Prime 4,738 SF corner lot located in Mott Haven

#2

Zoned M1-4/R7A, MX-13, allowing for 18,952 BSF for residential as of right, and 21,795 BSF for Designated Inclusionary Housing

#3

Located in NYC's most active development zone including projects from Brookfield and RxR

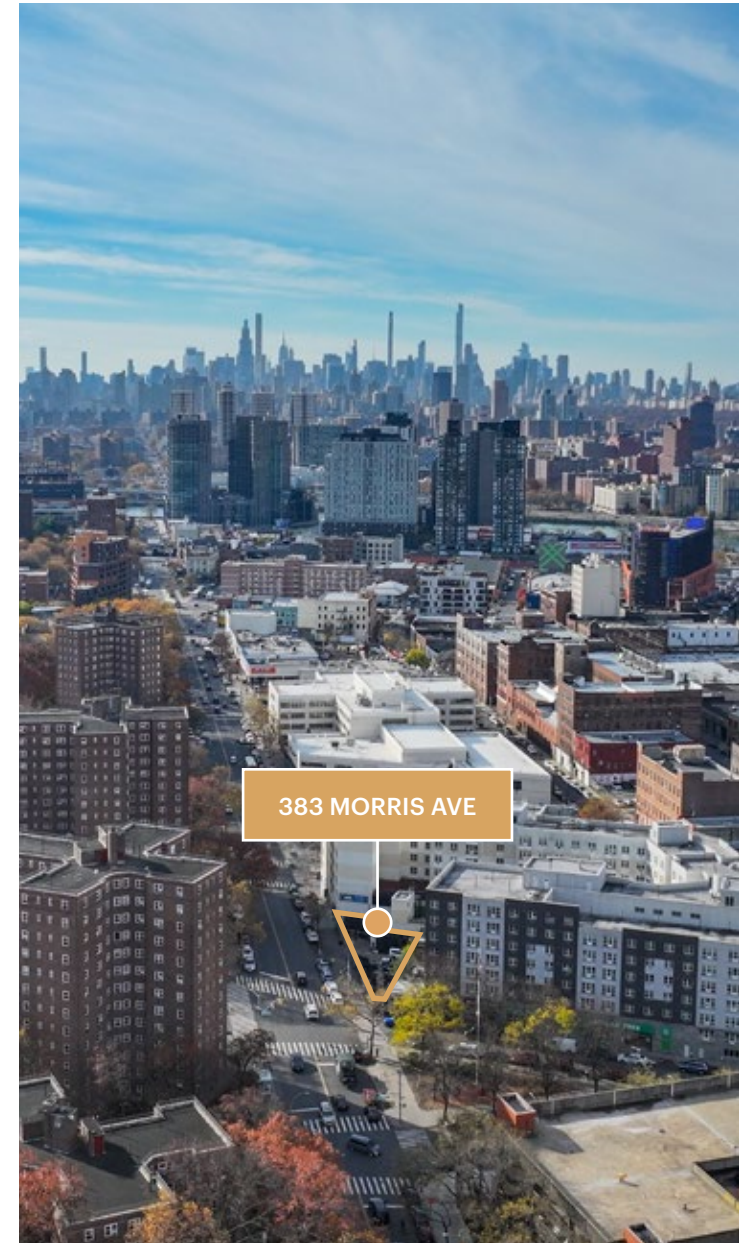
#4

Steps to 4 & 5 Subway providing access to Midtown Manhattan in 12 minutes

#5

Tax Benefits

- Benefits from being in a Qualified Opportunity Zone (QOZ)
- Eligible for Brownfield Cleanup Program (BCP)



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **383 MORRIS AVENUE** — in the Bronx.

4,738 SF Corner-Lot Assemblage with 21,795 BSF in Mott Haven.



PROPERTY SUMMARY

THE OFFERING

Address	383 Morris Ave, Bronx, NY 10451		
County	Bronx		
Location	Located on the south-west corner of Morris Avenue and East 143rd Street		
Assemblage	375 Morris Ave	383 Morris Ave	268 East 143rd St
Block / Lot	2334 / 66	2334 / 63	2334 / 62

PROPERTY INFORMATION

	Total
Lot Dimensions	153.96' x 44.97' SF (approx.), Irr.
Lot SF	4,738 SF (approx.)

ZONING INFORMATION

Zoning	M1-4/R7A, MX-13
Street Width	80'
Street Width Classification	Wide
FAR (Commercial)	2.00
Buildable SF (Commercial)	9,476 SF (approx.)
FAR (Residential)	4.00
Buildable SF (Residential)	18,952 SF
FAR (Inclusionary Housing)	4.6
Buildable SF (Inclusionary Housing)	21,795 SF (approx.)

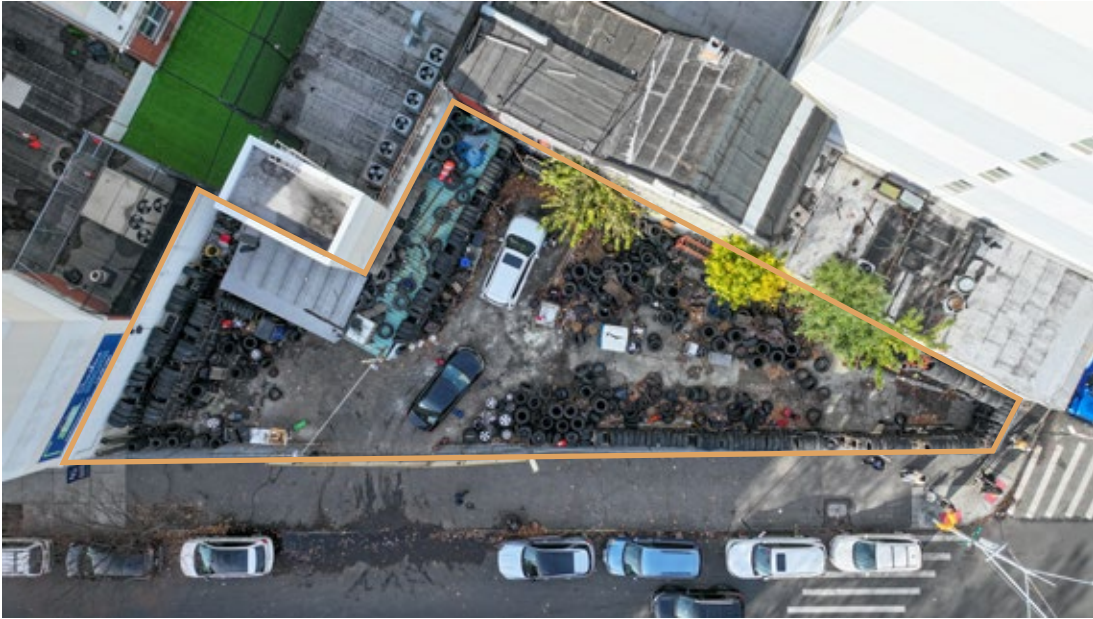
PROPOSED PLANS (QUALITY HOUSING PROGRAM)

Residential SF	17,304 SF
Community Facility SF	1,655 SF (approx.)
Mixed Development Total SF	18,959 SF

TAX INFORMATION

Assessment (24/25)	\$172,170
Tax Rate (24/25)	10.592%
Annual Property Tax (24/25)	\$18,236
Tax Class	4

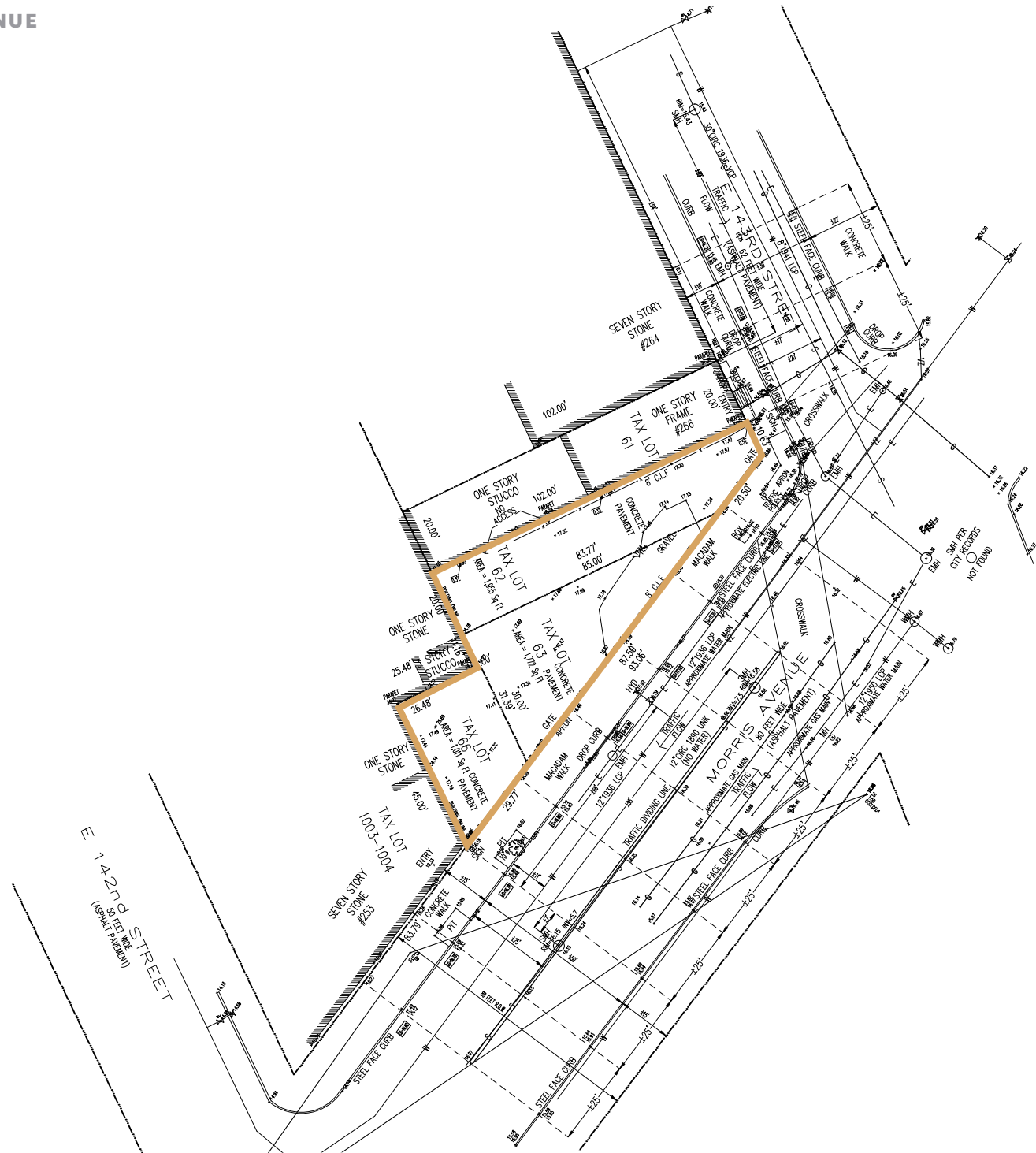
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AERIAL PHOTOS



SURVEY



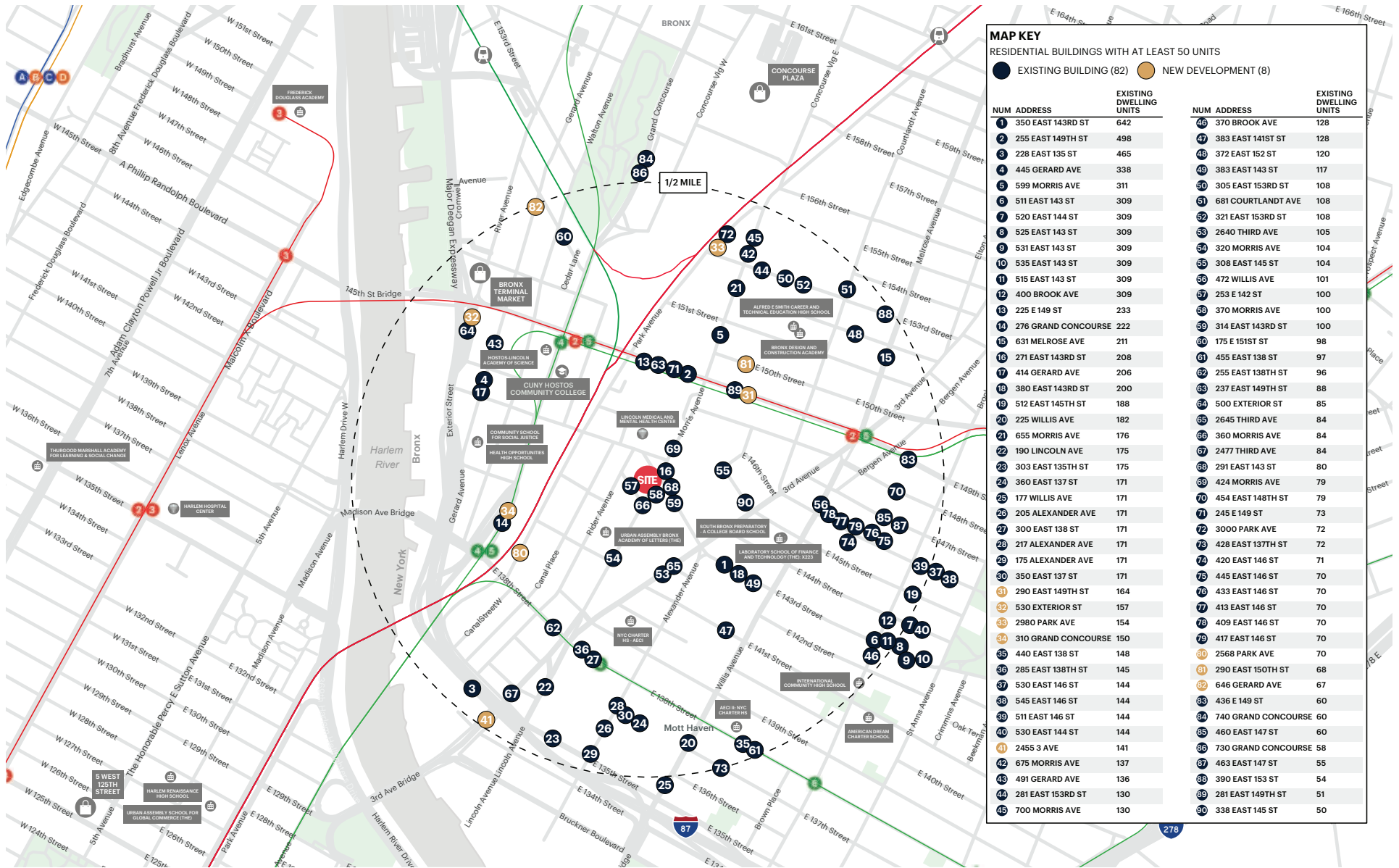
**383 MORRIS AVENUE
FOR SALE**

RETAIL MAP



383 MORRIS AVENUE FOR SALE

DEVELOPMENT MAP



AREA DEMOGRAPHICS



	.5 MILE	1 MILES	1.5 MILES
POPULATION	35,840	173,138	394,867
NUMBER OF HOUSEHOLDS	13,426	70,830	157,715
AVERAGE HOUSEHOLD INCOME	\$45,125	\$59,891	\$68,043
MEDIAN HOUSEHOLD INCOME	\$24,288	\$35,974	\$40,855
COLLEGE GRADUATES (BACHELOR'S +)	9.2%	16.2%	17.6%
TOTAL BUSINESSES	1,292	3,938	8,933
TOTAL EMPLOYEES	25,786	67,592	131,819
DAYTIME POPULATION (16YRS +)	49,483	174,537	361,758

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

MITCHEL FLAHERTY

mflaherty@ripcony.com
917.348.0242

BRIAN WHELAN

bwhelan@ripcony.com
201.966.5918

JONATHAN AUERBACH

jauerbach@ripcony.com
516.902.3188