



1544 E 174th St, Bronx, NY

82,749 BSF Block Front Development Site in Park Versailles | Exclusive

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Bronx River Ave

Bronx River Ave

Audrey Mini Market

1408

1406

1404

St Pauls Progressive
Methodist

Franklin Auto Repair

ABC DRUGS

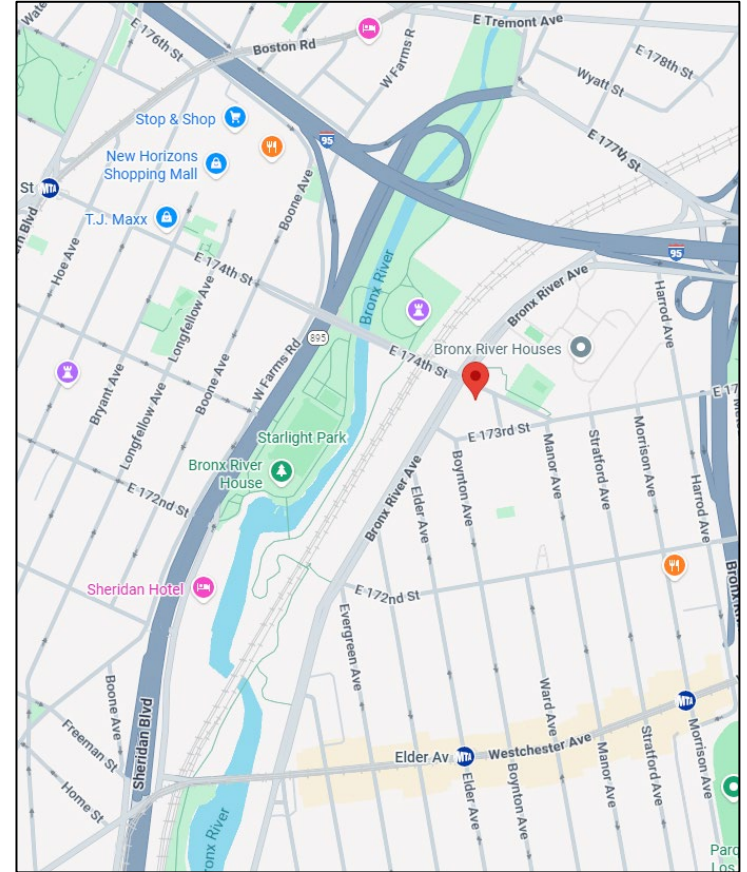
Ward Ave

E 173rd St

EXCLUSIVE OFFERING

PROPERTY INFORMATION

ADDRESS	1544 E 174 th Street
CITY	Bronx, NY 10472 Park Versailles – Bronx River
BLOCK/LOT	03885-0001
LOT SIZE	27,583 SF (207ft x 158ft irregular)
BUILDING SIZE	6,592 SF (40ft x 30ft irregular)
FRONTAGE	~556ft Total 154ft on E 174 th , 158ft on Ward 207ft on E 173 rd , 37ft on Bronx River
TYPE	Development Site
RE TAXES	\$76,741
ZONING FAR	R6/C2-2 3.00 (0.25 Built)
BUILDABLE	82,749 BSF \$145/BSF 107,573 BSF with UAP (3.90 FAR) \$112/BSF 132,398 BSF for Charter School/Community Facility
OCCUPANCY	Delivered Vacant
NOTES	Environmental Report is clean (Phase II complete) No USTs or hydraulic lifts, No VOCs above standards Minor semi volatile fill materials observed but not impacting quality At corner of Bronx River Ave, E 174 th , Ward, & E 173 rd



DESCRIPTION

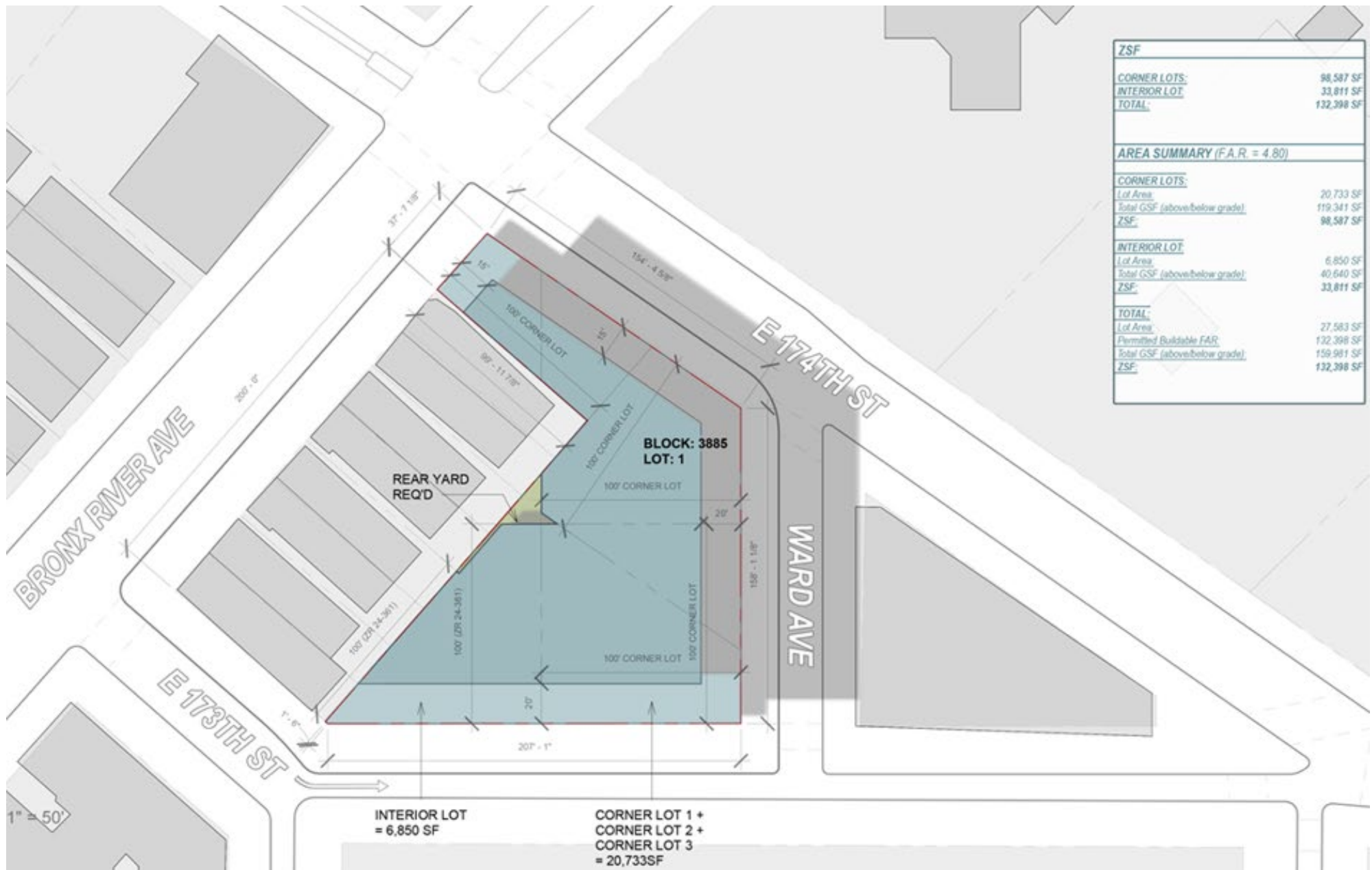
SP Capital is proud to exclusively offer this development site located in the Park Versailles – Bronx River neighborhood of the Bronx. The offering is for a lot with 27,583 square feet of land area currently improved by single-story retail buildings. The lot is zoned for 82,749 BSF as of right, 107,573 BSF with UAP, and 132,398 BSF with the facility bonus. Located at the corners of Bronx River Ave, E 174th St, Ward Ave, and E 173rd St, this property is only steps away from restaurants, shops, markets, schools, Starlight Park, and the 2, 5, and 6 train. (RS)

ASKING PRICE: \$12,000,000

For More Info Call: (212) 221-2456

1544 E 174th St | Park Versailles – Bronx River | 82,749 BSF Development Site | Block Front – Nearly Full Block | Exclusive

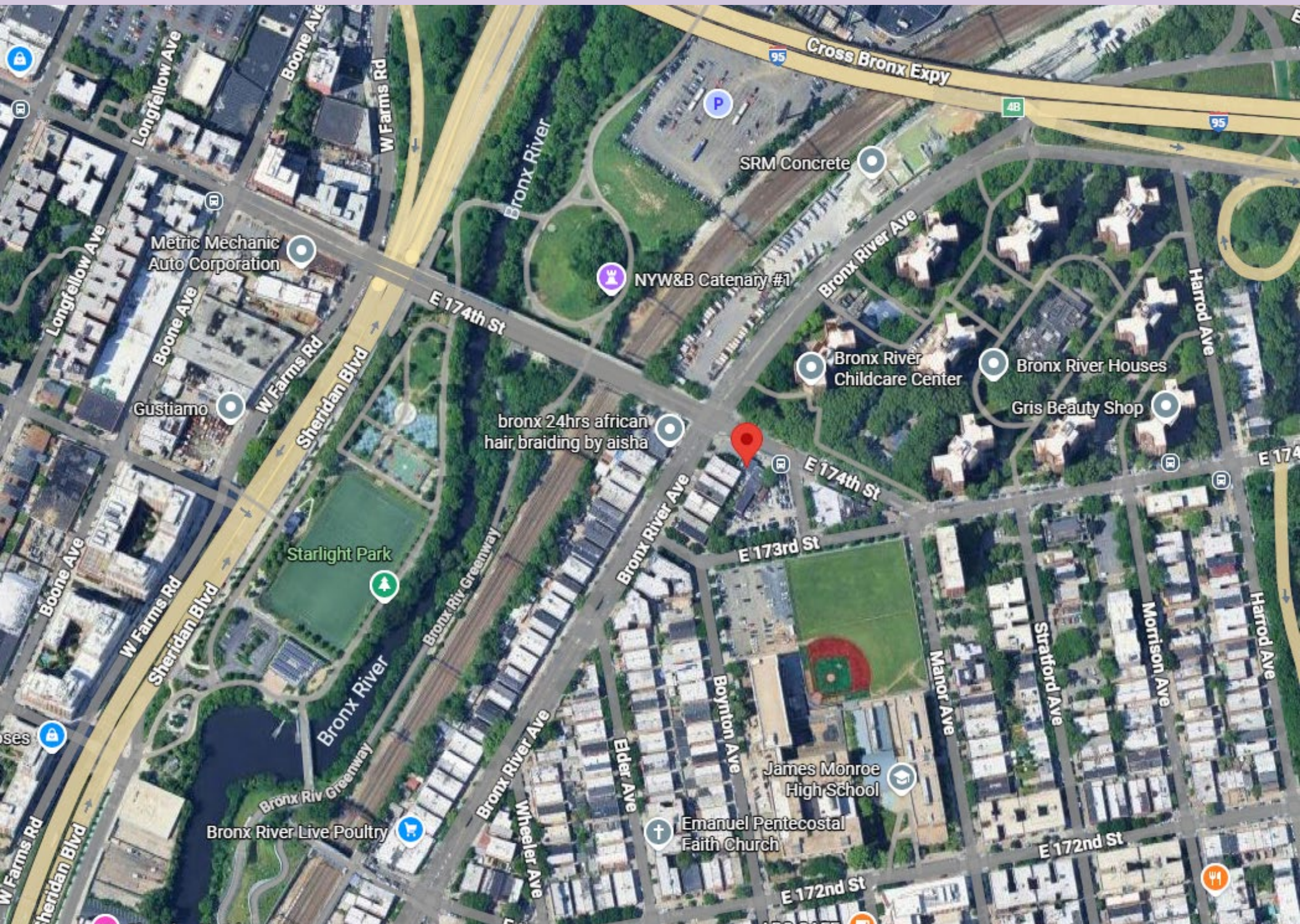
SITE PLAN / ZONING ANALYSIS



IMAGES



AERIAL MAP



AREA MAPS

