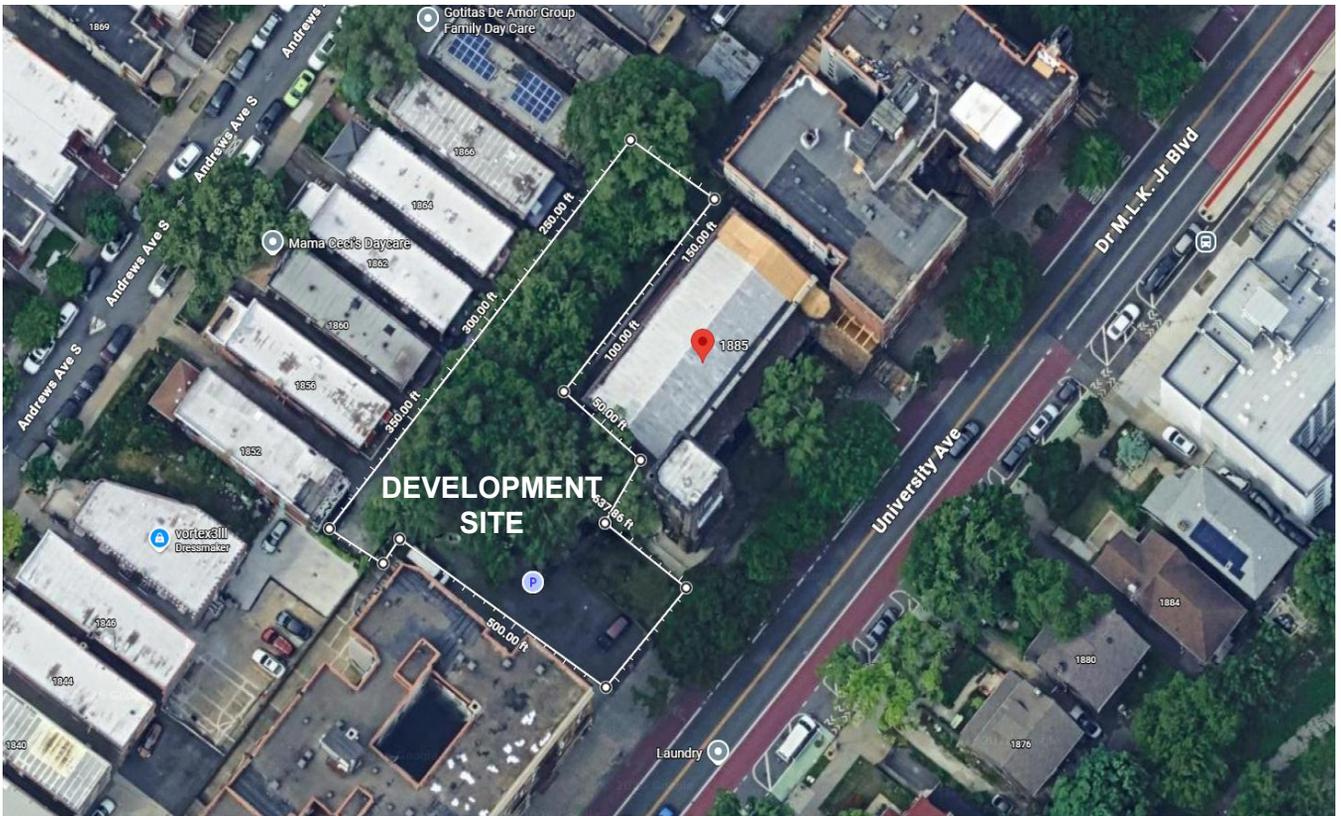




FOR SALE DEVELOPMENT OPPORTUNITY

1885 University Avenue, Bronx, New York 10453



EXECUTIVE SUMMARY

Ecclesiastical Realty LLC is pleased to present a unique development opportunity at 1885 University Avenue, located in the Morris Heights section of the Bronx. The site offers a rare opportunity for a developer to maximize buildable square footage through a Zoning Lot Development Agreement (ZLDA), utilization of the adjacent development area, and City of YES zoning opportunities.

PROPERTY DETAILS

- Adjacent lot area to be used for development
- ZLDA (Zoning Lot Development Agreement) contemplated to maximize allowable air rights
- Potential church-related construction scope within the church and a parsonage across the street
- Church seeks approximately 25 parking spaces as part of the consideration

FOR SALE - CALL FOR PRICING

Ecclesiastical Realty LLC
53 West 36th Street, Suite 703
New York, NY 10018
Churchrealestate.nyc
Licensed Real Estate Brokers

Bill Shillady
917-270-3769
billshillady@gmail.com

Steve Bodden
917-545-3843
sbodden61gmail.com

Roget Lerner
917-847-2681
rogetlerner@gmail.com



FOR SALE DEVELOPMENT OPPORTUNITY

1885 University Avenue, Bronx, New York 10453



SITE OVERVIEW

Owner	Calvary United Methodist
Lot Size	Approx. 20,605 SF
Existing Building	Church/Community Facility – Approx. 9,562
Zoning	R7-1
Allowed Usable Floor Area	Approx. 70,881 SF
Unused FAR/Development Rights	Approx. 62,403 SF
Opportunity Zone	Yes

DEVELOPMENT AREA

Existing Parking Lot	Approx. 54'x110'
Area Between Church Wall and Parking Lot	Approx. 14'x110'
Combined Development Footprint	Approx. 68'x110'



Ecclesiastical Realty LLC
53 West 36th Street, Suite 703
New York, NY 10018
Churchrealestate.nyc
Licensed Real Estate Brokers

Bill Shillady
917-270-3769
billshillady@gmail.com

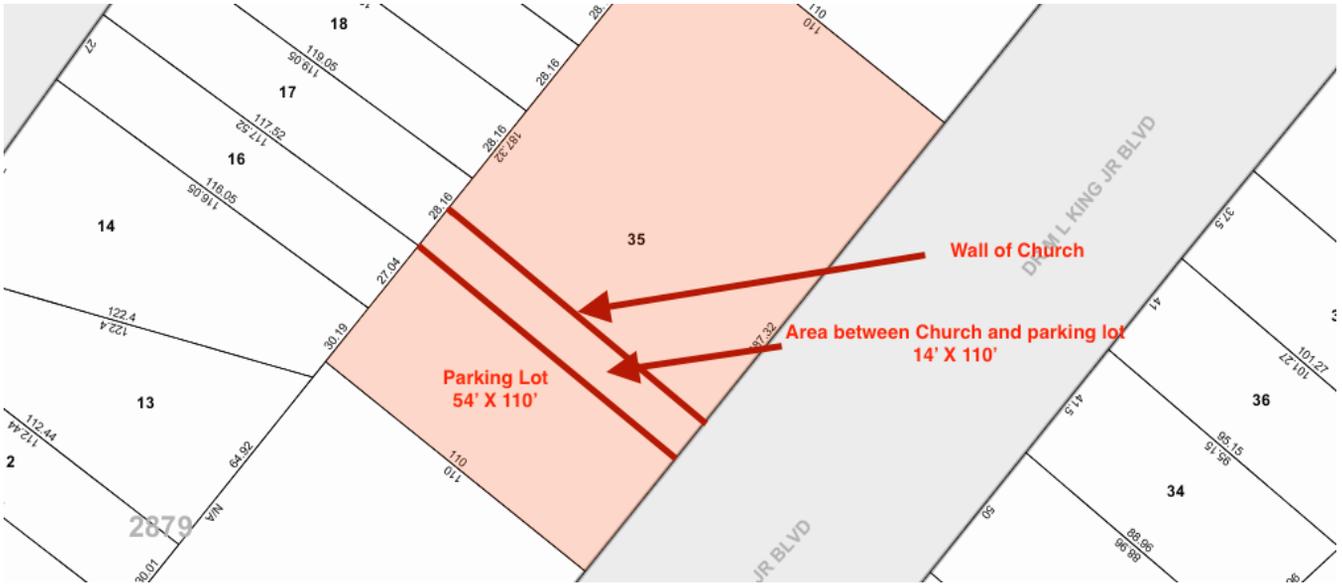
Steve Bodden
917-545-3843
sbodden61@gmail.com

Roget Lerner
917-847-2681
rogetlerner@gmail.com



FOR SALE DEVELOPMENT OPPORTUNITY

1885 University Avenue, Bronx, New York 10453



CONCEPTUAL BUILDABLE AREA

- City of YES expanded envelope (parking lot + adjacent strip): ~62,220 BSF
- Additional design scenarios may capture further development rights, subject to zoning and design review

DEVELOPER CONSIDERATIONS

- Church may request selected developer to perform construction improvements within the church
- Potential construction scope at a parsonage across the street
- Provision of approximately 25 parking spaces for ongoing church operations (location/design to be coordinated)

ZONING & INCENTIVE NOTES

- ZLDA anticipated as the mechanism to maximize development rights
- Potential eligibility for 485-x tax incentive program, subject to affordability and program requirements

Ecclesiastical Realty LLC
53 West 36th Street, Suite 703
New York, NY 10018
Churchrealestate.nyc
Licensed Real Estate Brokers

Bill Shillady
917-270-3769
billshillady@gmail.com

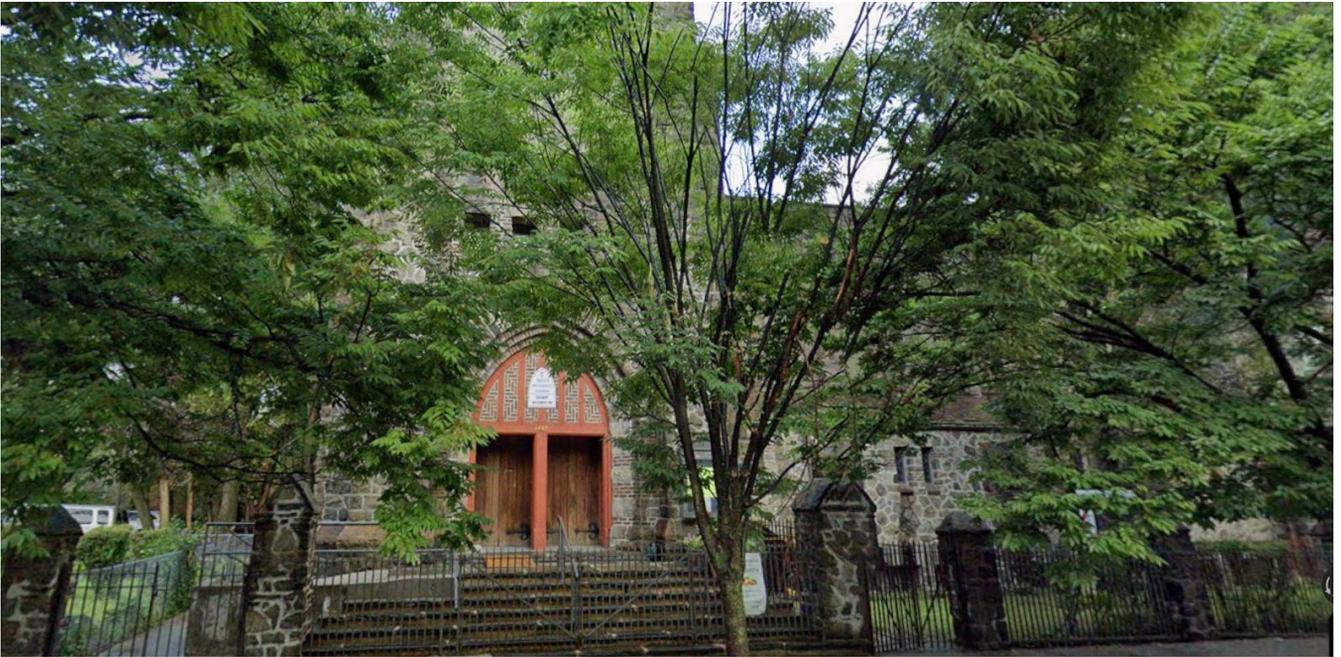
Steve Bodden
917-545-3843
sbodden61@gmail.com

Roget Lerner
917-847-2681
rogetlerner@gmail.com



FOR SALE DEVELOPMENT OPPORTUNITY

1885 University Avenue, Bronx, New York 10453



Ecclesiastical Realty LLC
53 West 36th Street, Suite 703
New York, NY 10018
Churchrealestate.nyc
Licensed Real Estate Brokers

Bill Shillady
917-270-3769
billshillady@gmail.com

Steve Bodden
917-545-3843
sbodden61@gmail.com

Roget Lerner
917-847-2681
rogetlerner@gmail.com