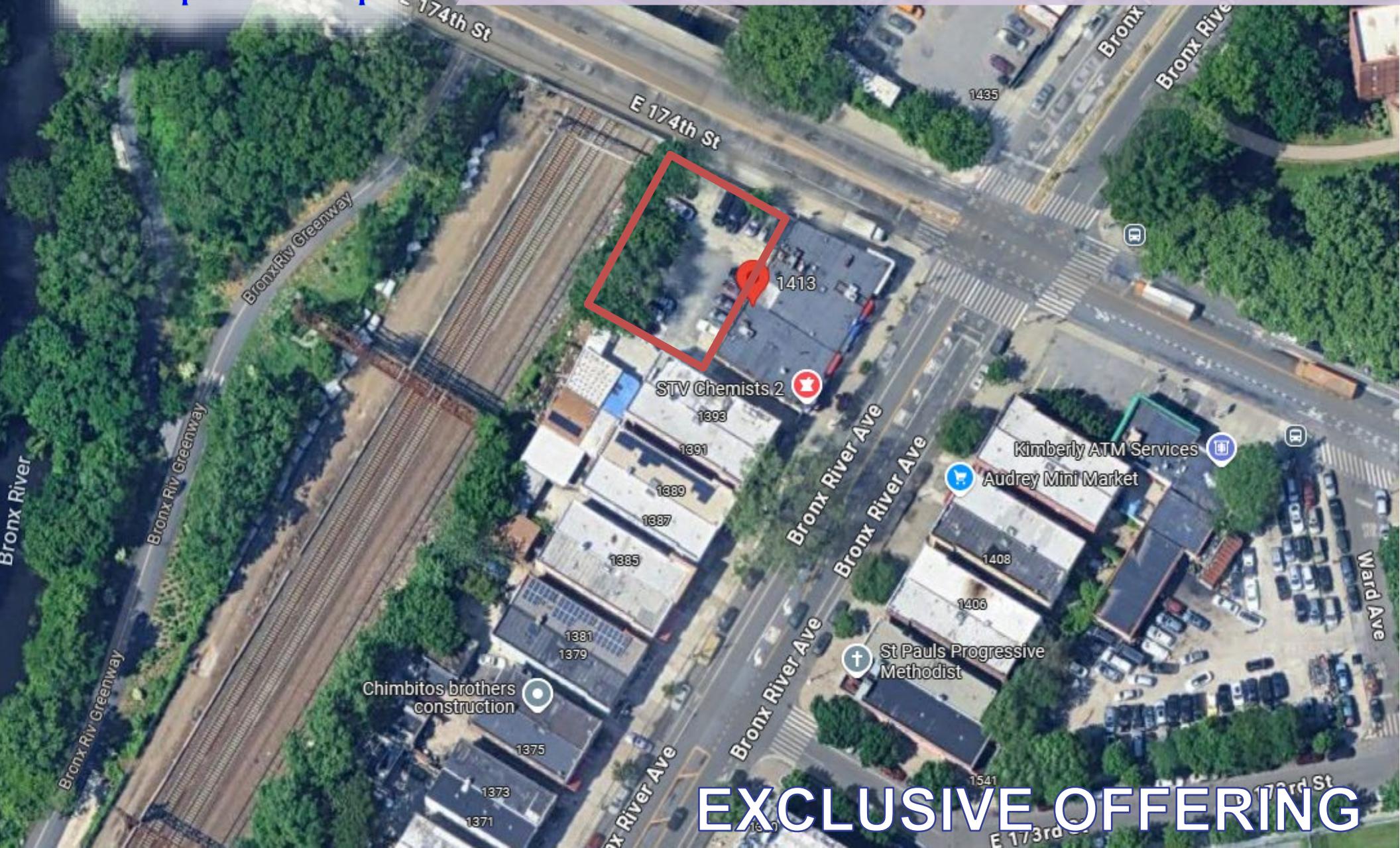




# 1401 Bronx River Ave, Bronx, NY

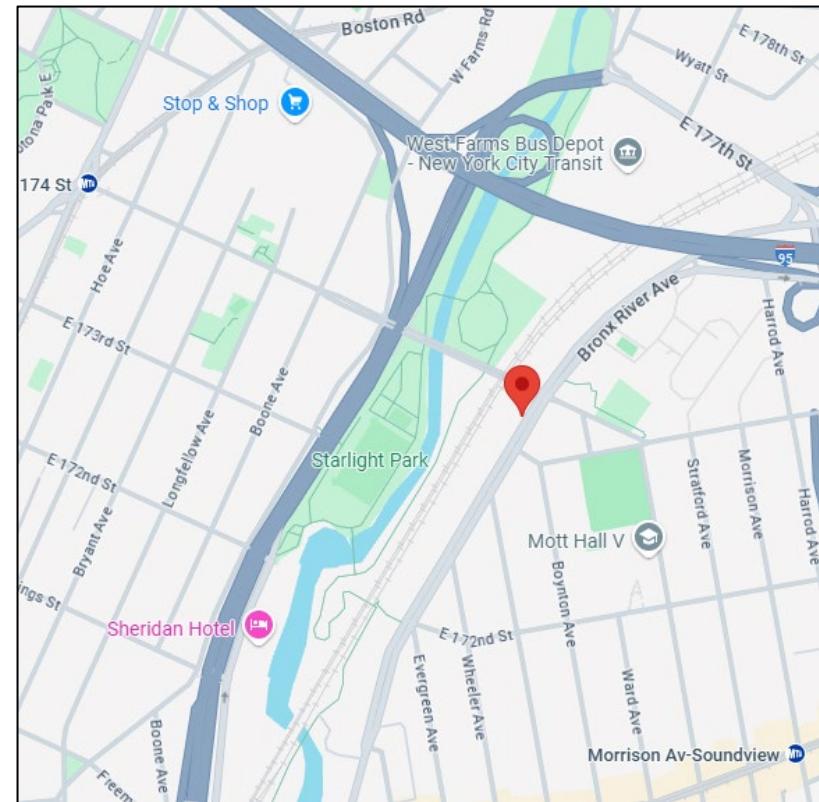
31,000 BSF Development Site in Park Versailles – Bronx River | Exclusive



**EXCLUSIVE OFFERING**

## PROPERTY INFORMATION

ADDRESS	1401-1415 Bronx River Avenue
CITY	Bronx, NY 10472
NEIGHBORHOOD	Park Versailles – Bronx River
BLOCK/LOT	03861-0120 (subdivided)
LOT SIZE	7,500 SF (75ft x 100ft)
BUILDING SIZE	Existing Parking Lot
TYPE	Development Site
ZONING   FAR	R6/C8-1/C2-2   2.43
BUILDABLE	31,000 BSF (66,216 BSF with facility)
DEV NOTES	Potential for an 8-Story Mixed Use Building Portion of lot in C8 zoning can only be 2 stories
OCCUPANCY	Delivered Vacant
NOTES	Owner subdivided the parking lot from retail building Parking lot will receive air rights from retail building Site needs MTA approval



## 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 7,500 square feet of land area. The lot is zoned for 31,000 BSF as of right and 66,216 BSF with the facility bonus. Located at the corner of Bronx River Ave and E 174<sup>th</sup> St, this property is only steps away from restaurants, shops, markets, schools, parks, and the 2, 5, and 6 train. (RS)

**ASKING PRICE: ~~\$3,800,000~~ \$3,500,000**

For More Info Call: (212) 221-2456

**1401 Bronx River Ave | Park Versailles – Bronx River | 31,000 BSF Development Site | Existing Parking Lot | Exclusive**

# ZONING ANALYSIS

Community Facility & Residential & Commercial (1 Zoning, 2 Tax lot)															Total Lot			
Floor	Total Gross Floor Area for both lot	Total Gross Floor Area for Tentative New Lot A	Residential Gross Floor Area Tentative New Lot A	Community Facility Gross Floor Area Tentative New Lot A	Commercial - Buildable New Lot A	Parking - Buildable New Lot A	Exist Commercial Tentative Lot B	Floor Area Deductions for lot #B					Total Floor Area Deductions for lot #B	Residential Zoning Floor Area on Tentative lot A	Community Facility Zoning Floor Area on Tentative lot A	Commercial Zoning Floor Area on Tentative lot A	Total Zoning Floor Area for Lot A and B	
								Bulkhead	Refuse room	Mechanical	Daylight in Corridors 50%	Density 50%	Parking					
Cellar	6,994.80	6,994.80	1,000.00			5,994.80								27.00	3,773.00	400.00	7,787.30	11,990.30
1st	12,687.30	6,994.80	3,800.00	400.00	2,094.80	709.00	5,692.50		12.00	15.00								
2	6,998.60	6,998.60	3,971.60	3,027.00					12.00	50.00	113.00			175.00	3,796.50	3,027.00		6,823.50
3	3,971.60	3,971.60	3,971.60						12.00	50.00	113.00			175.00	3,796.50			3,796.50
4	3,971.60	3,971.60	3,971.60						12.00	50.00	113.00			175.00	3,796.50			3,796.50
5	3,971.60	3,971.60	3,971.60						12.00	50.00	113.00			175.00	3,796.50			3,796.50
6	3,971.60	3,971.60	3,971.60						12.00	50.00	113.00			175.00	3,796.50			3,796.50
7	3,971.60	3,971.60	3,971.60						12.00	50.00	113.00			175.00	3,796.50			3,796.50
8	3,570.50	3,570.50	3,570.50						12.00	50.00	113.00			175.00	3,395.50			3,395.50
Bulk	1,200.00	1,200.00	1,200.00					236.50						236.50	963.50			963.50
<b>Total Gross Area Above Grade</b>	<b>44,313.80</b>	<b>38,621.30</b>	<b>32,399.50</b>	<b>3,427.00</b>	<b>2,094.80</b>	<b>709.00</b>	<b>5,692.50</b>	<b>236.50</b>	<b>98.00</b>	<b>385.00</b>	<b>791.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,488.50</b>	<b>30,911.00</b>	<b>3,427.00</b>	<b>7,787.30</b>	<b>42,125.30</b>
<b>Total Gross Area incl. Cellar</b>	<b>46,538.10</b>	<b>40,845.60</b>	<b>28,629.00</b>	<b>3,427.00</b>	<b>2,094.80</b>	<b>6,694.80</b>	<b>5,692.50</b>											

DISTRICT C2-2/R6 / C8-1

LOT C8-1	3,027.00 SF	22.7% of Lot area
LOT C2-2 / R6	10,304.40 SF	77.3% of Lot area
TOTAL LOT A AND B	13,331.40 SF	

MAXIMUM PERMITTED COMMUNITY FACILITY FAR IN C2-2/R6

MAXIMUM PERMITTED COMMUNITY FACILITY ZONING FLOOR AREA	4.80 F.A.R.
PROPOSED COMMUNITY FACILITY ZONING FLOOR AREA	49,461.12 SF
PROPOSED COMMUNITY FACILITY F.A.R.	400.00 SF
	49,061 UNDERBUILT
	0.04 F.A.R.

MAXIMUM PERMITTED COMMUNITY FACILITY FAR IN C8-1

MAXIMUM PERMITTED COMMUNITY FACILITY ZONING FLOOR AREA	2.40 F.A.R.
PROPOSED COMMUNITY FACILITY ZONING FLOOR AREA	7,264.00 SF
PROPOSED COMMUNITY FACILITY F.A.R.	3,027.00 SF
	4,238 UNDERBUILT
	0.29 F.A.R.

MAXIMUM PERMITTED RESIDENTIAL FAR IN C2-2/R6

MAXIMUM PERMITTED RESIDENTIAL ZONING FLOOR AREA	3.00 F.A.R.
PROPOSED RESIDENTIAL ZONING FLOOR AREA	10,304.40 x 3.00 FAR
PROPOSED RESIDENTIAL F.A.R.	30,912.00 SF
	30,911.00 SF
	2 UNDERBUILT
	3.00 SF

MAXIMUM PERMITTED COMMERCIAL FAR IN C2-2/R6

MAXIMUM PERMITTED COMMERCIAL ZONING FLOOR AREA	2.00 F.A.R.
EXISTING COMMERCIAL ZONING FLOOR AREA	20,608.00 SF
PROPOSED COMMERCIAL ZONING FLOOR AREA	6,692.50 SF
TOTAL COMMERCIAL ZONING FLOOR AREA	3,971.50 SF
PROPOSED COMMERCIAL FACILITY F.A.R.	9,664.00 SF
	10,945 UNDERBUILT
	0.94 F.A.R.

TOTAL MAXIMUM PERMITTED ZONING FLOOR AREA

	42,125.30 SF
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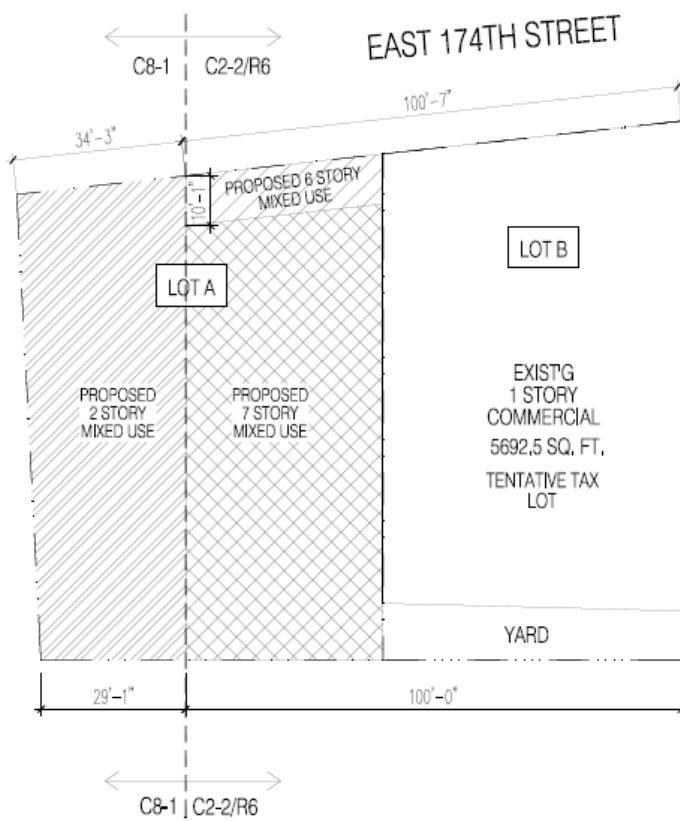
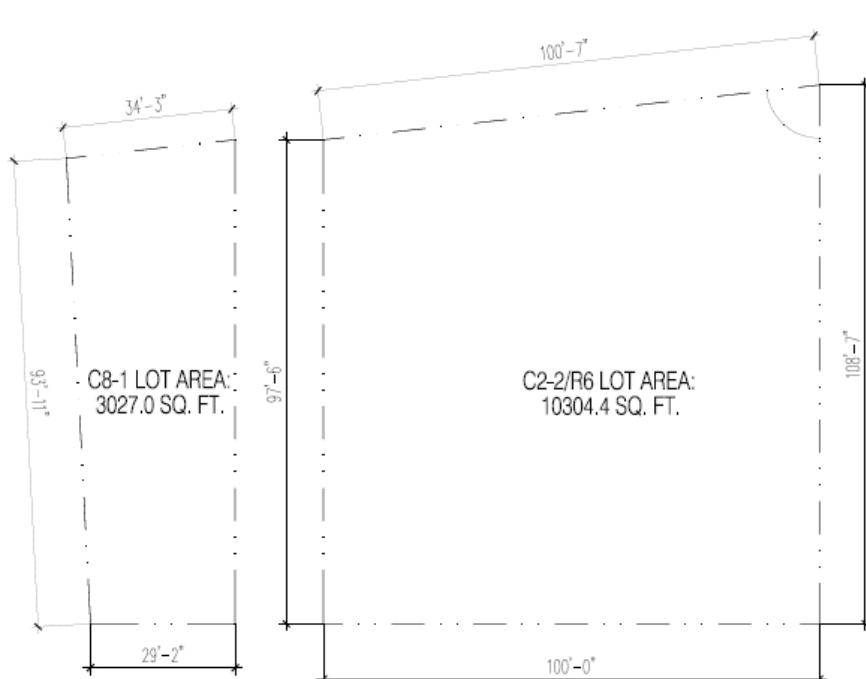
TOTAL ADJUSTED FAR FOR ENTIRE SITE  $(22.7\% \times 2.40)(0.5448 + (77.3\% \times 4.80)3.7104 = 4.2552 \text{ FAR})$

TOTAL ADJUSTED RESIDENTIAL ZONING FLOOR AREA ON ENTIRE SITE	4.2552 x 13,331.40	4.2552 F.A.R.
	56,727.77 SF	14,602 UNDERBUILT

DENSITY 30,913.2 / 680 = 45 FAMILY MAX

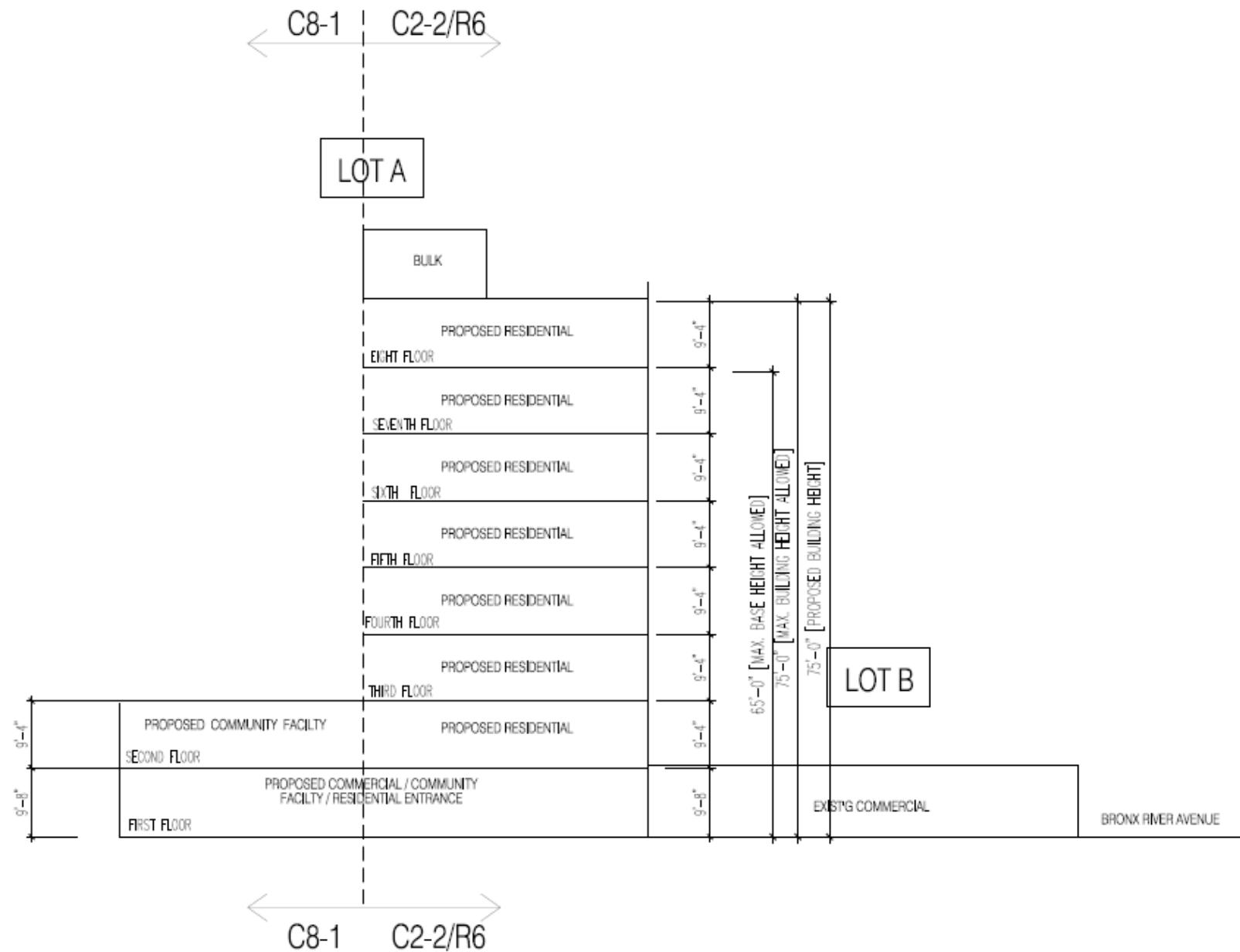
PARKING -RESIDENTIAL ZR 25-212 - INNER TRANSIT ZONE 50%	45 FAMILY x 50% = 22 PARKING REQUIRED
PARKING COMMERCIAL ZR36-21 - PRC A C2-2/C8-1 - 300 SF PER 1 PARKING REQD	2,094.80 / 300 = 20 PARKING REQUIRED

# PLOT PLAN

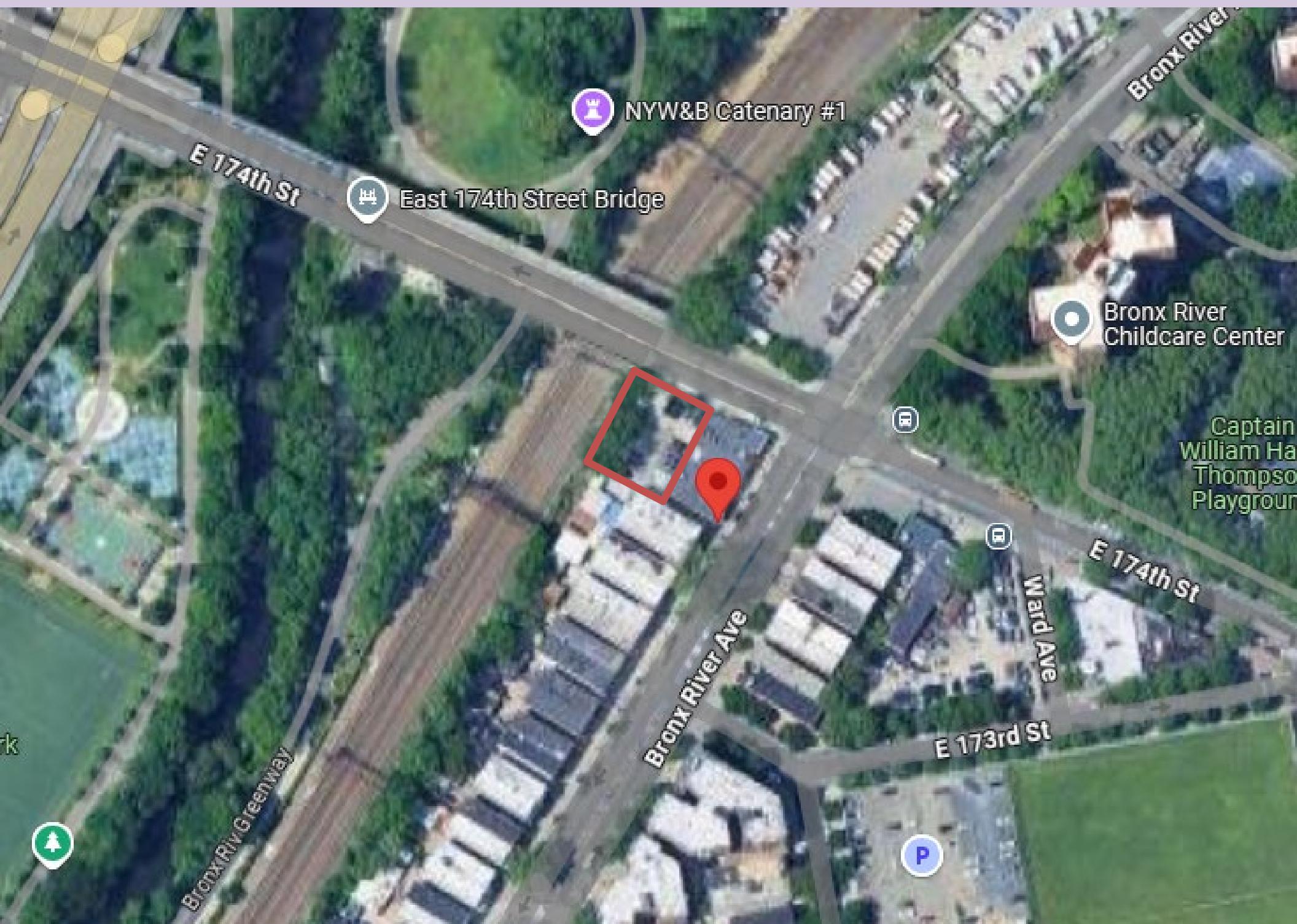


C8-1 LOT AREA: 3027.0 SQ. FT.  
 C2-2/R6 LOT AREA: 10304.4 SQ. FT.  
 TOTAL LOT AREA: 13331.4 SQ. FT.

# STACKING PLAN



## AERIAL MAP



## AREA MAPS

