



**LANDAIR  
PROPERTY  
ADVISORS**

**Kingsbridge Development Site  
50' x 124' – 13,640 BSF**

3498 Ft Independence St, Bronx, NY 10463

*Presented by:*

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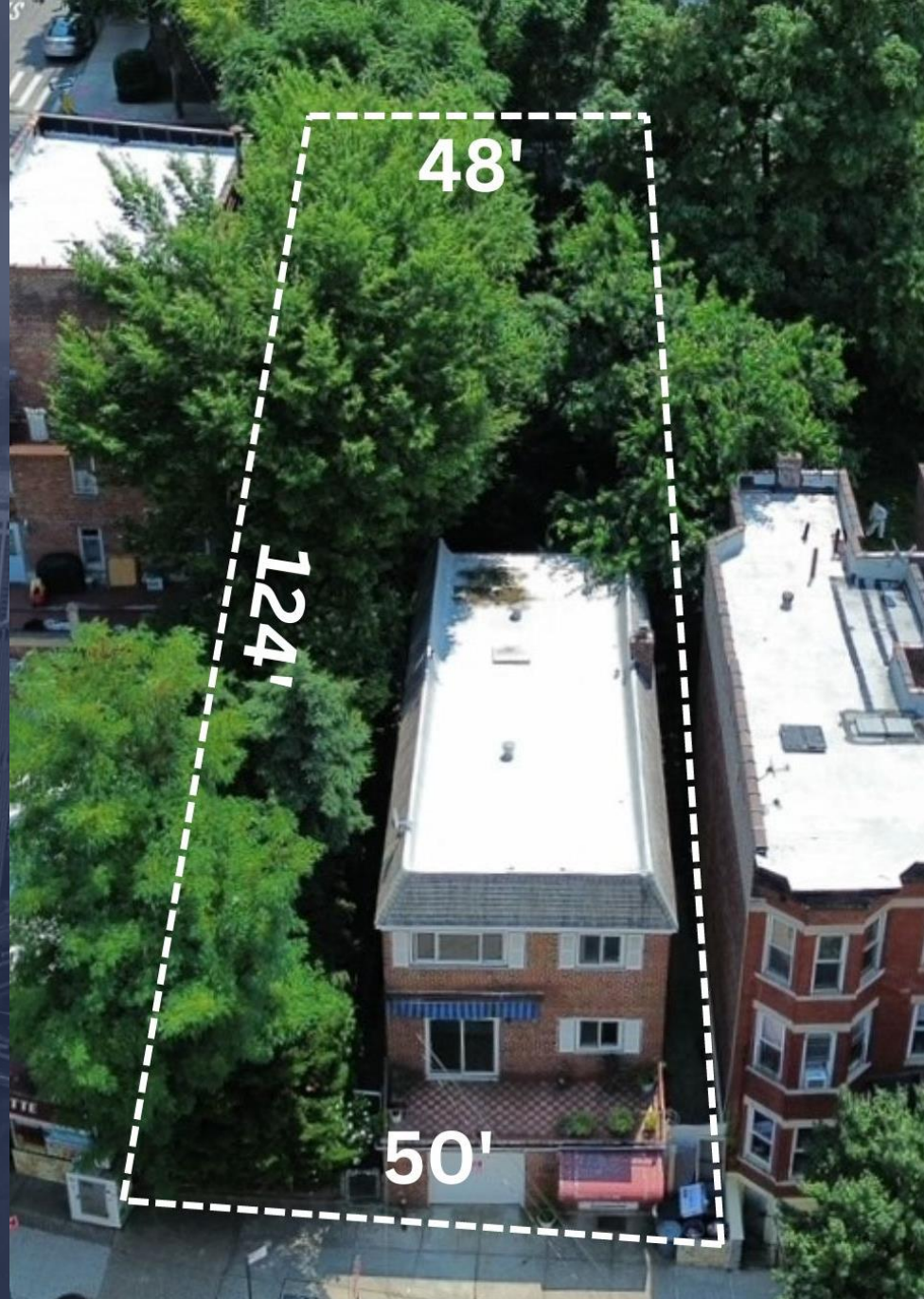
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Partner



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

3498 Fort Independence Street is a prime 50' x 124' development site located in the desirable Kingsbridge area of the Bronx. The property is block through with frontage on both Ft. Independence and Cannon Place. Measuring a total of 6,200 Sq. Ft. (Approx.) and zoned R6, the property offers developers a buildable Sq. Ft. of 13,640 and allows for 20 units.

Currently built as a 3-story (2) family measuring 3,212 Sq. Ft. with building dimensions of 22.67'x54'. Structure will be delivered vacant at closing. Subject structure is in overall solid construction. Both Units are 3 Bedrooms, 1.5 Bathrooms each.

3498 Ft. Independence St. is located .3 Miles from the 238<sup>th</sup> Street 1 Train Subway Station.

There is a slope in the rear of the property, however it should not factor into construction as the entire building envelope can fit in the first 60 feet.

## PROPERTY HIGHLIGHTS

- 50' x 124' Lot Zoned R6. 13,640 BSF As-of-Right. Approx. 20 Units.
- Wide, Block-through lot.
- Located in Desirable Kingsbridge / Van Cortland Village
- 3,212 Sq. Ft. (2) Family Delivered Vacant at Closing.
- .3 Miles from 238<sup>th</sup> Street 1 Train Subway Station.
- Strong Residential Market with NB Rents Exceeding \$60/SF.



## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	6,200
Zoning District	R6
Residential BSF:	13,640
Price Per Buildable S.F.	\$102
Corner/Midblock/Block-through:	Block-through
Street Frontage:	50.00 ft
Tenancy:	Vacant



# PROPERTY DETAILS

## PROPERTY INFORMATION

	3498 Ft Independence St
Area	Jerome Park
Block/Lot	3258/136
Lot Dimensions	50' x 124'
Lot Sq. Ft.	6,200 (IRR)

## BUILDING INFORMATION

	3498 Ft Independence St
Building Type	Residential
Building Sq. Ft.	3,212
Total Units	2

## NYC FINANCIAL INFORMATION

	3498 Ft Independence St
Assessed Value	\$39,882
Tax Rate	20.085%
Gross Taxes	\$8,010

## ZONING INFORMATION

	3498 Ft Independence St
Zoning District	R6
Base Floor Area Ratio (FAR)	2.2
Residential Buildable Sq. Ft.	13,640 (Approx.)
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	29,760
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



# CO, TAX MAP & ZOLA MAP

Form B4-C (Rev. 4/64)

## DEPARTMENT OF BUILDINGS

BOROUGH OF **THE BRONX**, THE CITY OF NEW YORK

Date **10/10/62** Certificate No. **38073**

### CERTIFICATE OF OCCUPANCY

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No. ~~38073~~

THIS CERTIFIES that the new ~~building~~ building—premises located at Block **3258** Lot **136**  
**3498 Fort Independence Street**  
 That the zoning lot and premises above referred to are situated, bounded and described as follows:  
 BEGINNING at a point on the **east** side of **Fort Independence Street**  
 distant **24.34** feet south from the corner formed by the intersection of  
 and **West 238th Street**  
 running thence **east 124.65** feet; thence **south 47.68** feet;  
 thence **west 129.06** feet; thence **north 50** feet;  
 running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and  
 CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. No. **119-64** Construction classification— **Non-fireproof**  
 Occupancy classification— **Residence & Garage** . Height **three** stories, **29** feet.  
 Date of completion— **6/12/64** . Located in **R6** Zoning District.  
 at time of issuance of permit.

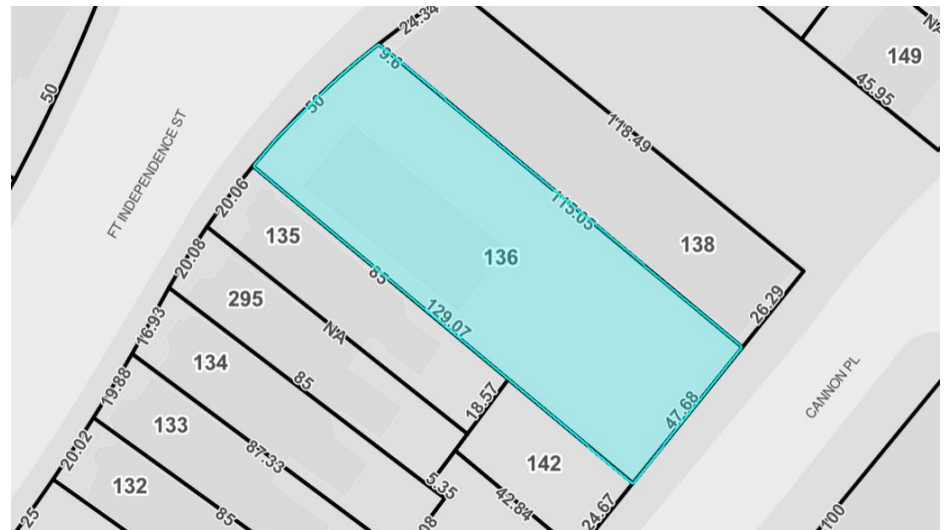
This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 and The City Planning Commission: } (calendar numbers to be inserted here)

#### PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
First	Concrete on Earth		One (1) Car Garage Accessory to Dwelling, Storage, Boiler.
Second	40		1 Apt. (5 Rooms).
Third	40		1 Apt. (5 Rooms).

*15,000*



# ADVISORY TEAM

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