

FOR SALE

# 2991 WEBSTER AVENUE, BRONX, NY 10458

BEDFORD PARK BRONX DEVELOPMENT SITE

## PROPERTY SUMMARY

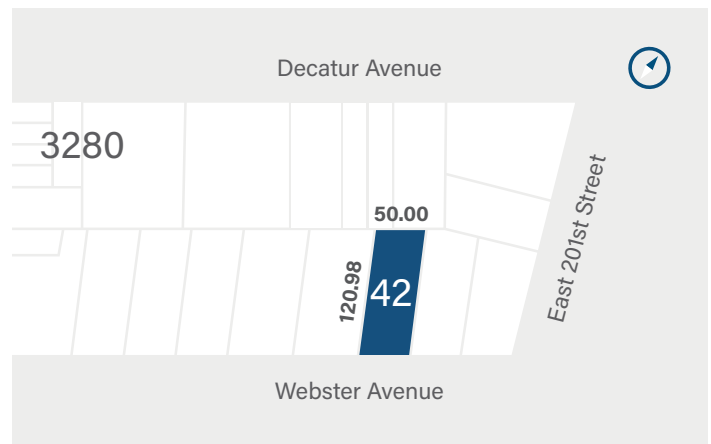
Location	West side of Webster Avenue between Bedford Park Blvd. and East 201st Street
Block / Lots	3280/42
Lot Size	6,038 SF
Lot Dimensions	50 ft x 120.76 ft
Gross Building Size	3,300 SF
Building Dimensions	50 ft x 66 ft
Zoning	R7D/ C2-4
SF in Zoning Area	6,880 SF
Residential FAR	4.66
Residential FAR (UAP)	5.60
Commercial FAR	2.00
Community Facility FAR	4.20
Residential ZFA	28,137 BSF
Commercial ZFA	13,760 BSF
Community Facility ZFA	25,360 BSF
Total Buildable SF (UAP)	33,813 BSF
Tax Class	4
Assessment	\$264,420
Tax Rate	10.762%
Taxes	\$28,457

All measurements and square footage estimates are approximate



Located on the west side of Webster Avenue between Bedford Park Boulevard and East 201st Street, this one-story 3,300 SF property sits on a 6,038 SF lot with 50 feet of frontage. There is one lease on the property with an expiration date of June 2027.

Zoned R7D/C2-4, the property offers up to 28,137 buildable square feet base residential, 33,813 buildable square feet (UAP), and allows commercial, and community facility use. Its prime location and zoning flexibility make it an excellent opportunity for mixed-use, residential, or community facility development.



Lot Size  
**6,038 SF**

Lot Dimensions  
**50 ft x 120.76 ft**

Zoning  
**R7D/ C2-4**

**Call For Pricing**



**KATHY ZAMECHANSKY**  
Office: 718-829-5775 / Cell: 347-386-9452



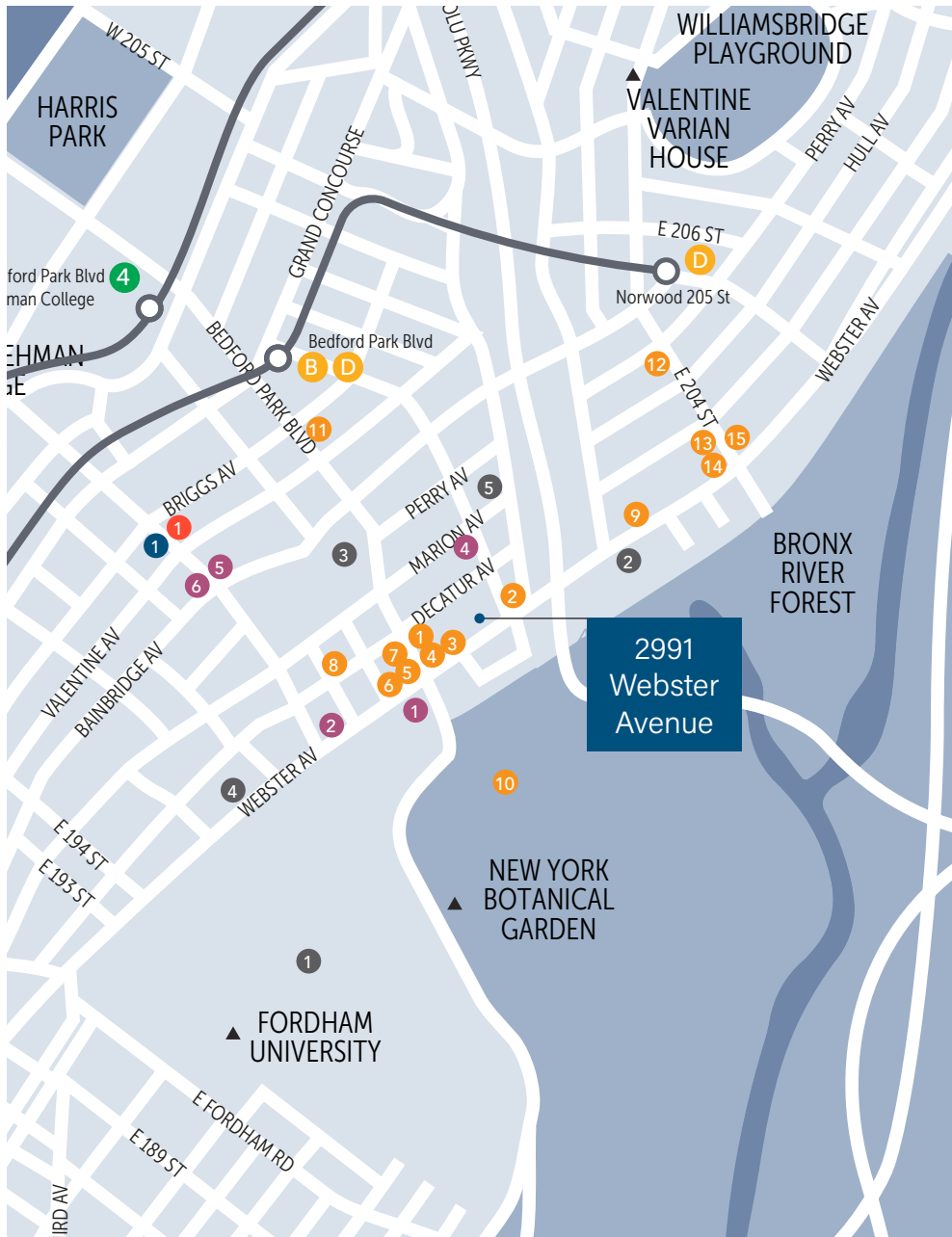
**CONCOURSE**  
REALTY PARTNERS

**DAVID SIMONE**  
Office: (212)207-2403 / Cell: (917)559-4584

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## Banks & ATMs

- 1 Citi Bank

## Healthcare

- 1 Leroy Pharmacy II

## Schools

- 1 Fordham University
- 2 P.S./M.S. 20 - P.O. George J. Werdann, III
- 3 Academy of Mount St. Ursula
- 4 P.S./I.S. 54
- 5 Hispanic Culture Arts

## Food & Drink

- 1 Yummy Gourmet Deli 1
- 2 Mothers Deli & grocery
- 3 Confectionaires
- 4 Nick'sGardencoffeeshop
- 5 Webster Cafe & Diner
- 6 Cafeteria Serie 54
- 7 Bedford Pizza
- 8 Mariandy Deli Grocery
- 9 Dunkin'
- 10 Hudson Garden Grill
- 11 Bon Bon Chicken
- 12 McDonald's
- 13 Papa Johns Pizza
- 14 LNE Bar & Restaurant
- 15 Lona's Pizza

## Retail

- 1 Cherry Valley Marketplace
- 2 Gomera Grullon
- 3 Family Dollar
- 4 ChasitysButterflys
- 5 SuperFresh Fordham Manor
- 6 198 Bainbridge Corporation



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