

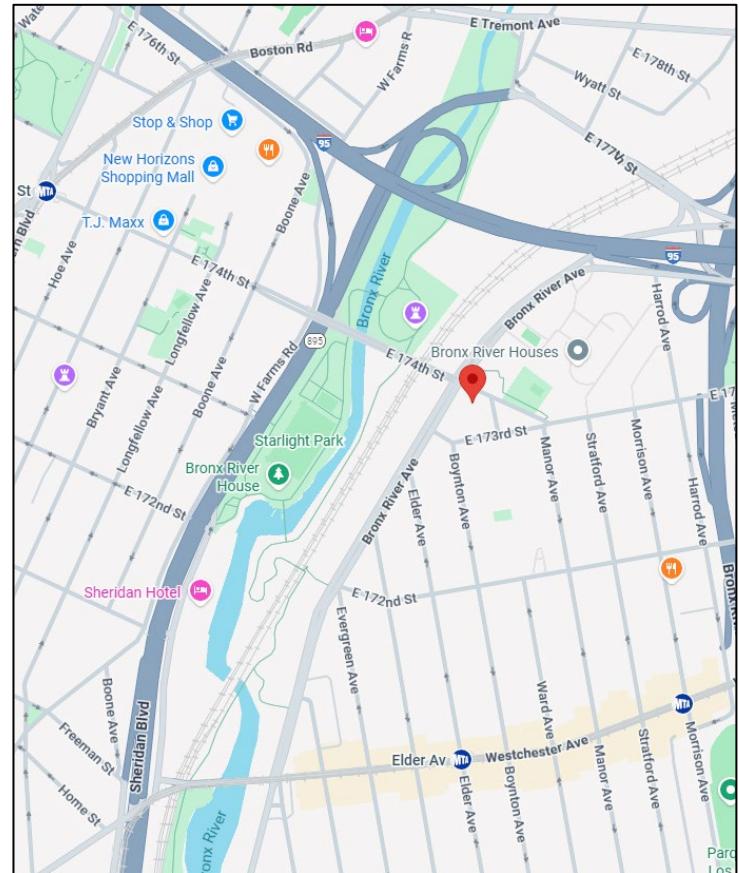


1544 E 174th St, Bronx, NY

71,682 BSF Block Front Development Site in Park Versailles | Exclusive

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	71,682 BSF ~102-105 units
	107,524 BSF with UAP (3.90 FAR) ~154-158 units
	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 173rd



DESCRIPTION

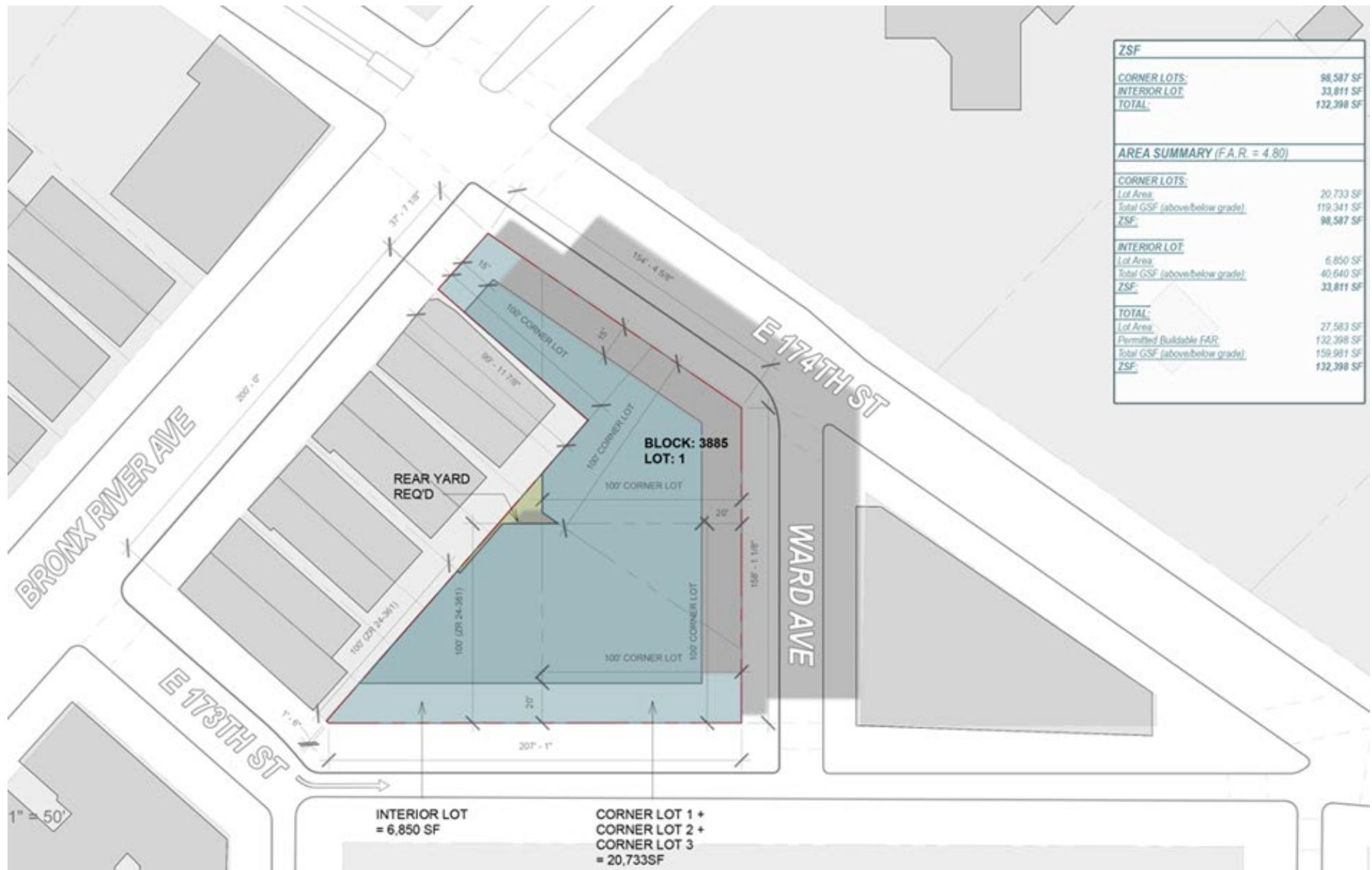
SP Capital is proud to exclusively offer this development site located in the Park Versailles – Bronx River neighborhood of the Bronx. The offering is for a lot with 27,583 square feet of land area currently improved by single-story retail buildings. The lot is zoned for 71,682 BSF as of right, 107,5524 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 | 71,682 BSF Development Site | Block Front – Nearly Full Block | Exclusive

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property of any hazards contained therein nor are any implied.

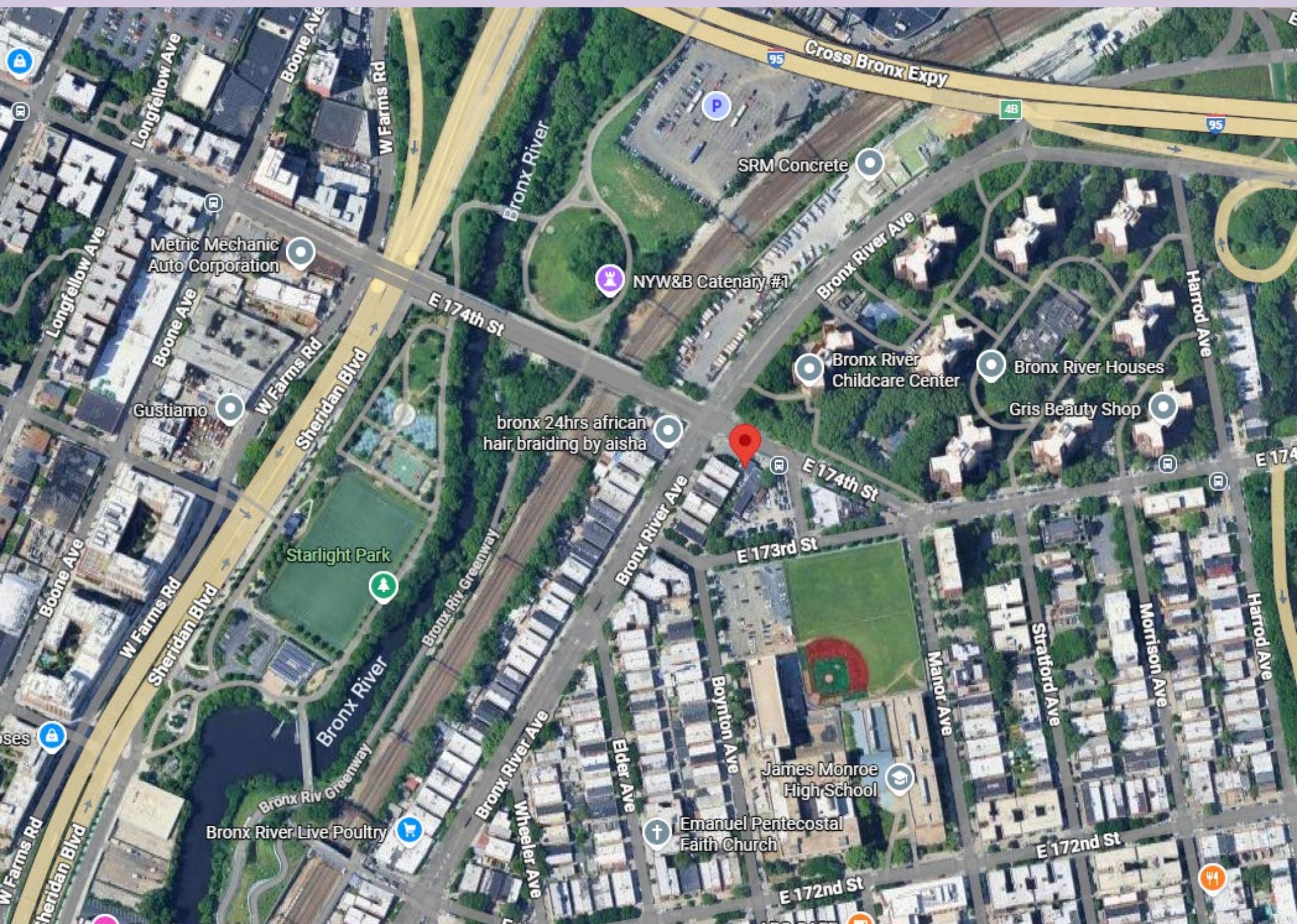
SITE PLAN / ZONING ANALYSIS



IMAGES



AERIAL MAP



AREA MAPS

