

1517

Adee Avenue
Bronx, NY 10469

Block/Lot: 4766/30
Lot Size: 25' x 95'
Buildable SF: 2,375 SF (Approx.)
Zoning: R4-1
FAR: 1.0
Tax Class: 1B
Property Taxes: \$1,485

OFFERING DESCRIPTION:

Premiere Real Estate Group Inc. presents the exclusive opportunity to purchase a vacant lot located at 1517 Adee Avenue in the Baychester neighborhood of the Bronx. The site a 25' x 95' lot within the R4-1 zoning district. The site offers the opportunity to construct an approximately 2,375 square-foot detached two-family home. City of Yes Initiative and Housing Opportunity would raise the allowable residential FAR to 1.0.

The property is situated just off East Gunhill Road, a busy thoroughfare lined with store, restaurants and banks. The location of the property benefits from the immediate access to The Mall at Bay Plaza, a major shopping and dining corridor with numerous retailers and restaurants. Some of the retailers include the Apple Store, JCPenney, DSW, Burlington, Raymour & Flanigan and Macy's. Commuter residents in the area also benefit from the convenient access to the 5 subway line at the Gunhill Road Station, the Hutchinson River Parkway and the Interstate 95.

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING
Baychester, Bronx Vacant Land For Sale | Development Opportunity
Recently Upgraded FAR by City of Yes | 25' x 95' | Zoning: R4-1
Can Build 2,375 SF (Approx.) Detached Two-Family Building

Asking Price: \$295,000



CONTACT:

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Licensed Real Estate Broker

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AERIAL VIEW

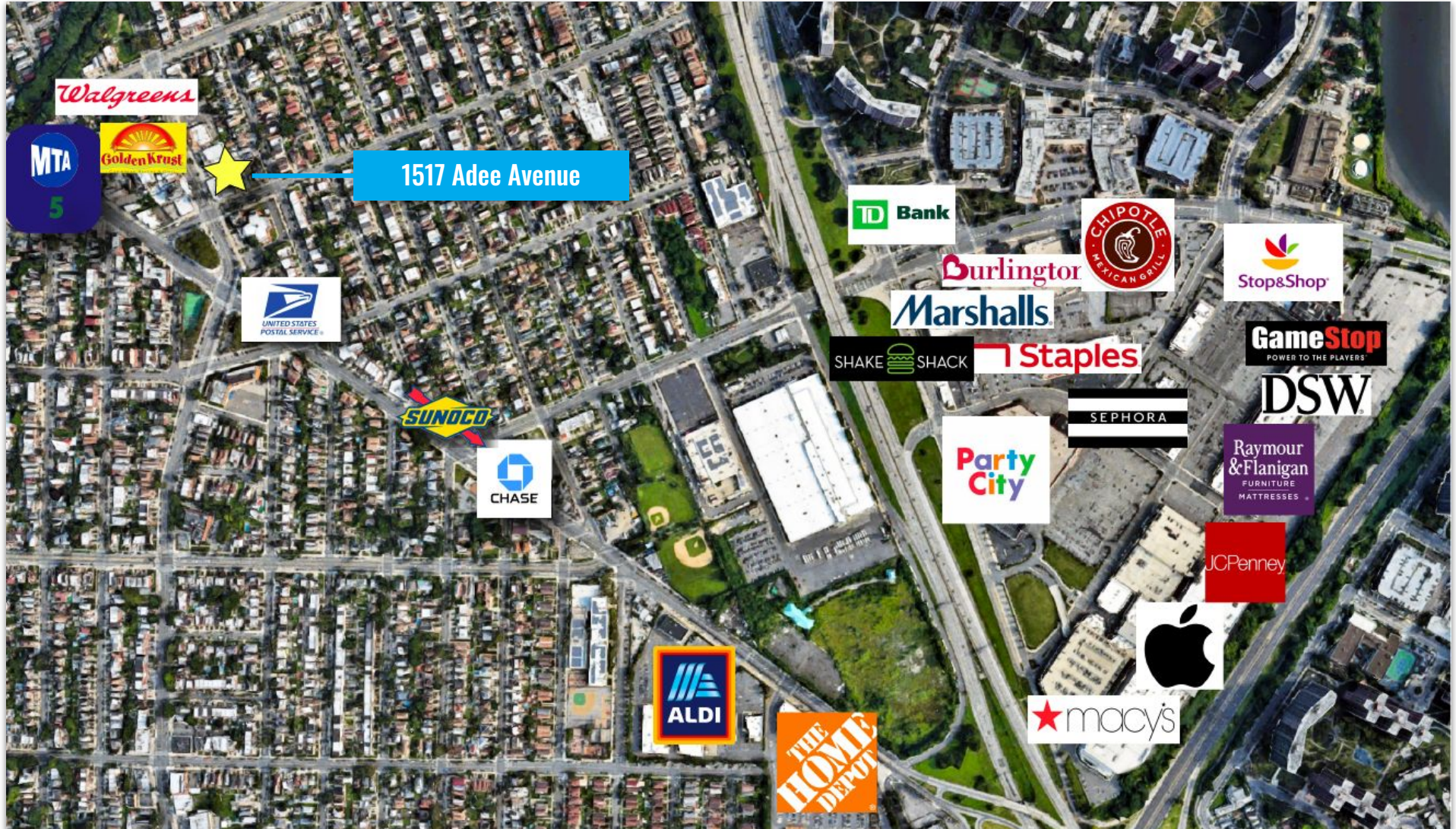


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SURROUNDING AERIAL



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TAX LOT MAP



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City of Yes Housing Opportunity - Read More [Here](#)

City of Yes for Housing Opportunity

Adopted December 5, 2024

City of Yes for Housing Opportunity was adopted by the City Council on December 5, 2024.



For decades, NYC hasn't built enough housing because of overly restrictive zoning rules. Meanwhile, the housing that has been built is concentrated in just a few areas. As a result, there aren't enough homes for New Yorkers to live in, many neighborhoods are closed off to housing opportunity, and the cost of housing keeps rising.

City of Yes for Housing Opportunity is a zoning text amendment that addresses this crisis by making possible to build **a little more housing in every neighborhood**. These updated zoning rules will provide New Yorkers more housing choice and help bring housing costs down. By allowing a little more housing in every neighborhood, we will create a lot of housing overall without overburdening any one area.

The proposal went through public review in the spring & summer of 2024, with community boards & borough presidents providing input and the City Planning Commission (CPC) holding a public hearing. In September, the CPC approved the proposal with modifications. The City Council held a public hearing in October and voted to approve the proposal with modifications on December 5, 2024.

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ZONING OVERVIEW | R4-1

R4-1 contextual districts, like R3-1 districts, permit only one- and two-family detached and semi-detached houses. Despite a narrower minimum lot width of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher floor area ratio (FAR) of 0.75 plus an attic allowance. The perimeter wall may rise to 25 feet, compared to 21 feet in R3-1 districts, before sloping or being set back to a maximum building height of 35 feet. Sections of Middle Village in Queens and Bay Ridge in Brooklyn are R4-1 districts.

Two side yards that total eight feet must be provided for a detached residence. There is no minimum width for each side yard but there must be eight feet between buildings on adjacent zoning lots. One four foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. Zero lot line buildings permitted in R4-1 districts, require only one eight foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. Parking must be within the side or rear yard or in a garage. An in-house garage is permitted within a semi-detached house, or in a detached house if the lot is 35 feet or wider. One off-street parking space is required for each dwelling unit.



Low-Density Contextual Residence District														
R4-1		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards		Lot Coverage	FAR	Perimeter Wall/ Building Height	DU Factor	Required Parking		
		min.	min.	min.	min.	#	Each	Total	max.	max.		min.		
Single- and Two-Family	Detached	2,375 sf	25 ft	10 ft	30 ft	1	0 ft	8 ft	n/a	0.75	25/35 ft	870	1 per DU	50% of IRHU
	Semi-Detached	1,700 sf	18 ft			1	4 ft	4 ft						

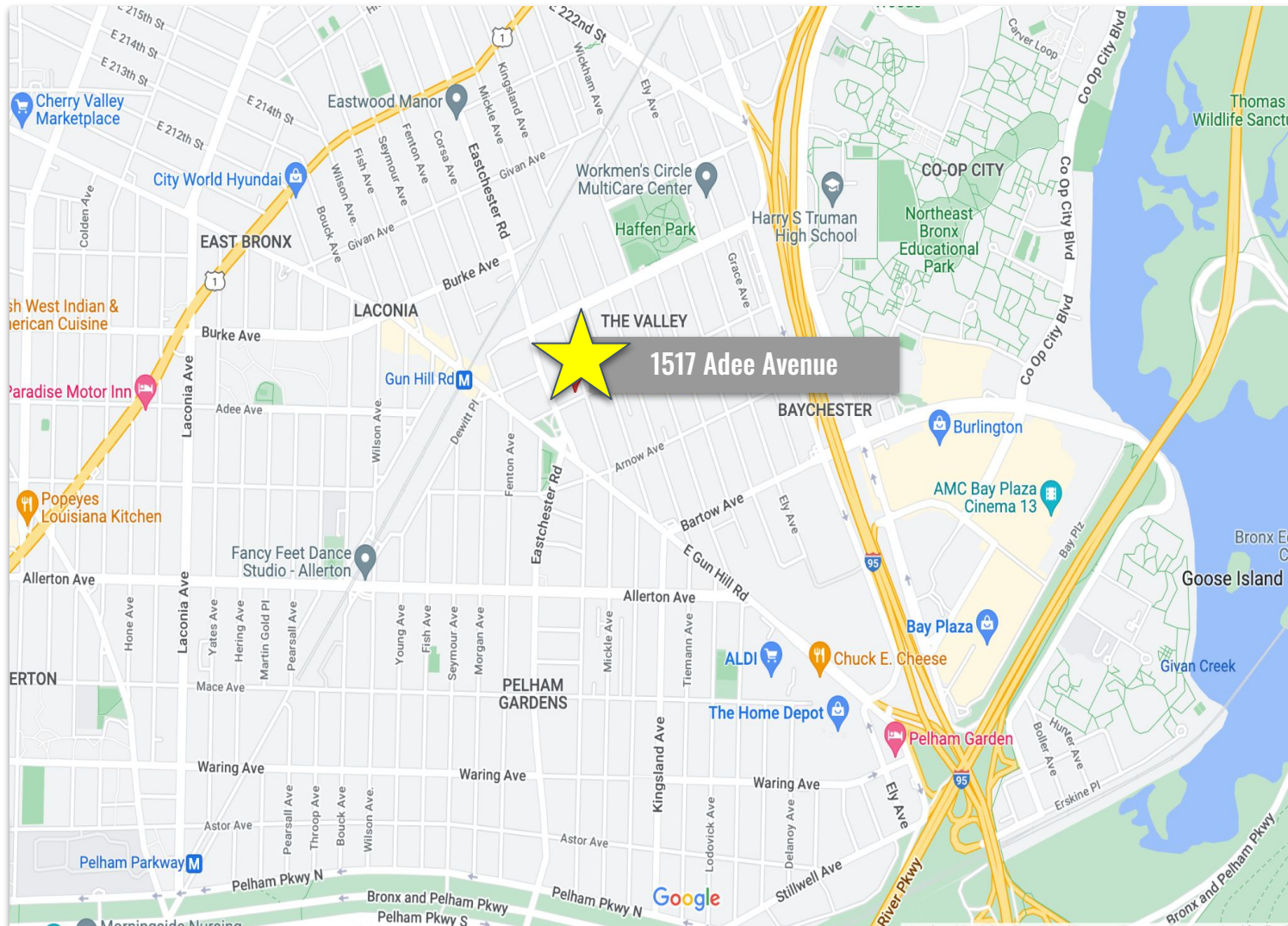
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NEIGHBORHOOD MAP



Nearby Retail

- Chase Bank
- Walgreens
- Burlington Factory
- ALDI Supermarkets
- The Home Depot
- Staples
- Stop & Shop
- Macys
- Apple Store

Nearby Eateries

- Kennedy Fried Chicken
- Golden Krust
- Mama G African Kitchen
- Code Red Restaurant & Lounge
- Pizza Hut
- McDonald's
- Shake Shack
- Red Lobster
- Dallas BBQ
- Starbucks

Amenities

- 5 Train
- Bay Plaza
- Haffen Park
- Eastchester Library