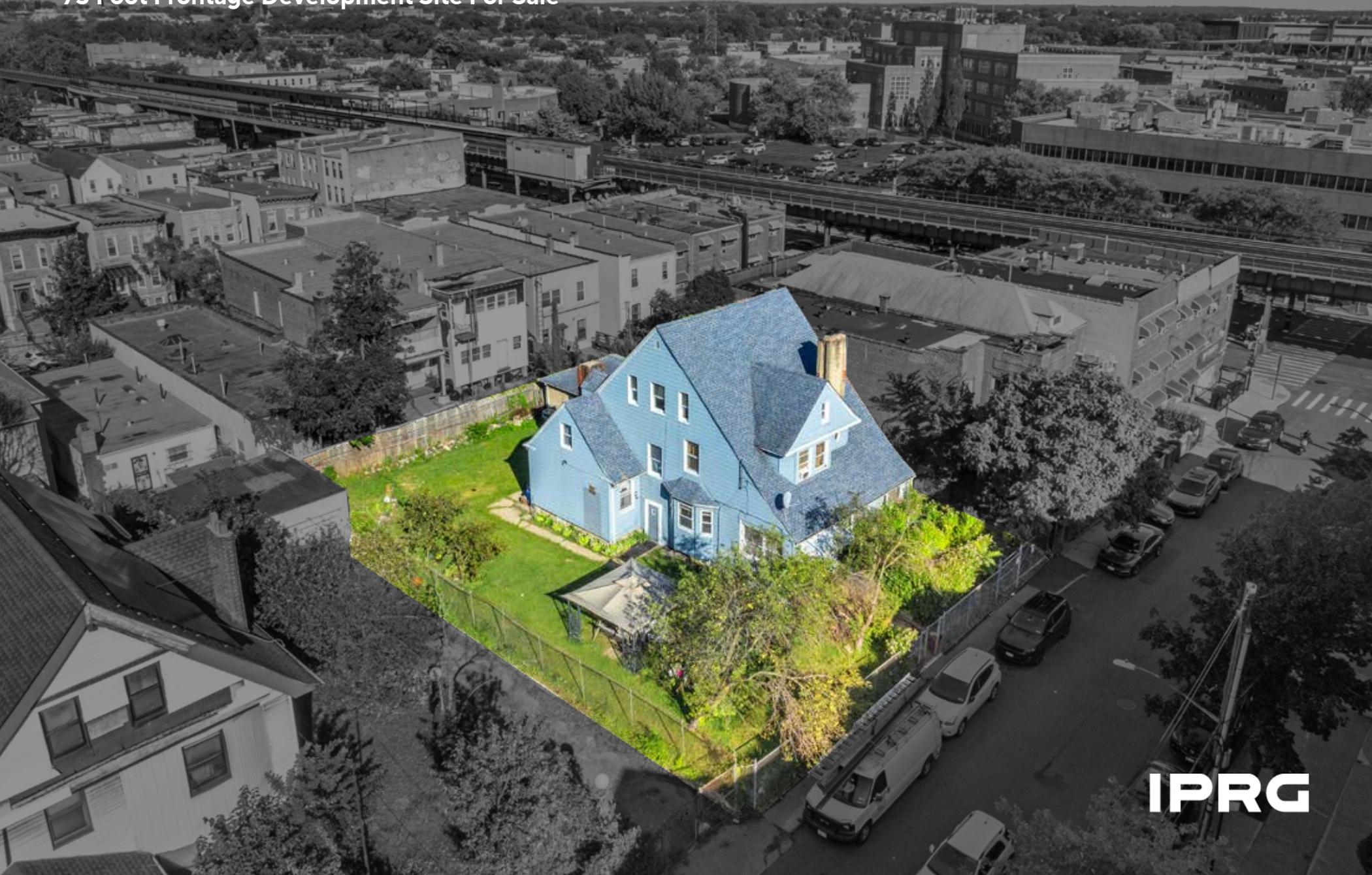


**1418 DORIS STREET, BRONX, NY 10462**

**EXCLUSIVE OFFERING MEMORANDUM**

**75 Foot Frontage Development Site For Sale**



**IPRG**

1418 DORIS STREET, BRONX, NY 10462

**IPRG** DEVELOPMENT SITE FOR SALE

1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

[www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING

1418 DORIS STREET





**OFFERING PRICE**

**\$1,400,000**

**INVESTMENT HIGHLIGHTS**

10,688  
Approx. Buildable SF

75 ft x 95 ft  
Lot Dimensions

R5A  
Zoning

**DELIVERED VACANT**

\$131  
\$/BSF

7,125  
Lot Size

1.5  
FAR

# IPRG

## PROPERTY INFORMATION

1418 DORIS STREET



# 1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1418 Doris Street. The offering consists of a development site that is located in the Westchester Village section of the Bronx.

The subject property boasts a 75-foot-wide lot and goes 95 feet deep with a single-family home on the lot that will be delivered vacant. This lot sits in an R5A zoning that allows you to build up to 10,688 residential square footage.

The property is conveniently located within walking distance of both the Zerega Avenue and Castle Hill Avenue Subway Station, serving 6 trains.

## BUILDING INFORMATION

BLOCK & LOT	3965-0003
NEIGHBORHOOD	Westchester Village
CROSS STREETS	Lyon Ave x Westchester Ave
LOT DIMENSIONS	75 ft x 95 ft
TOTAL LOT SF	7,125
ZONING	R5A
FAR	1.5
BUILDABLE SQUARE FOOTAGE	10,688
TAX CLASS	1
NOTES	Delivered Vacant

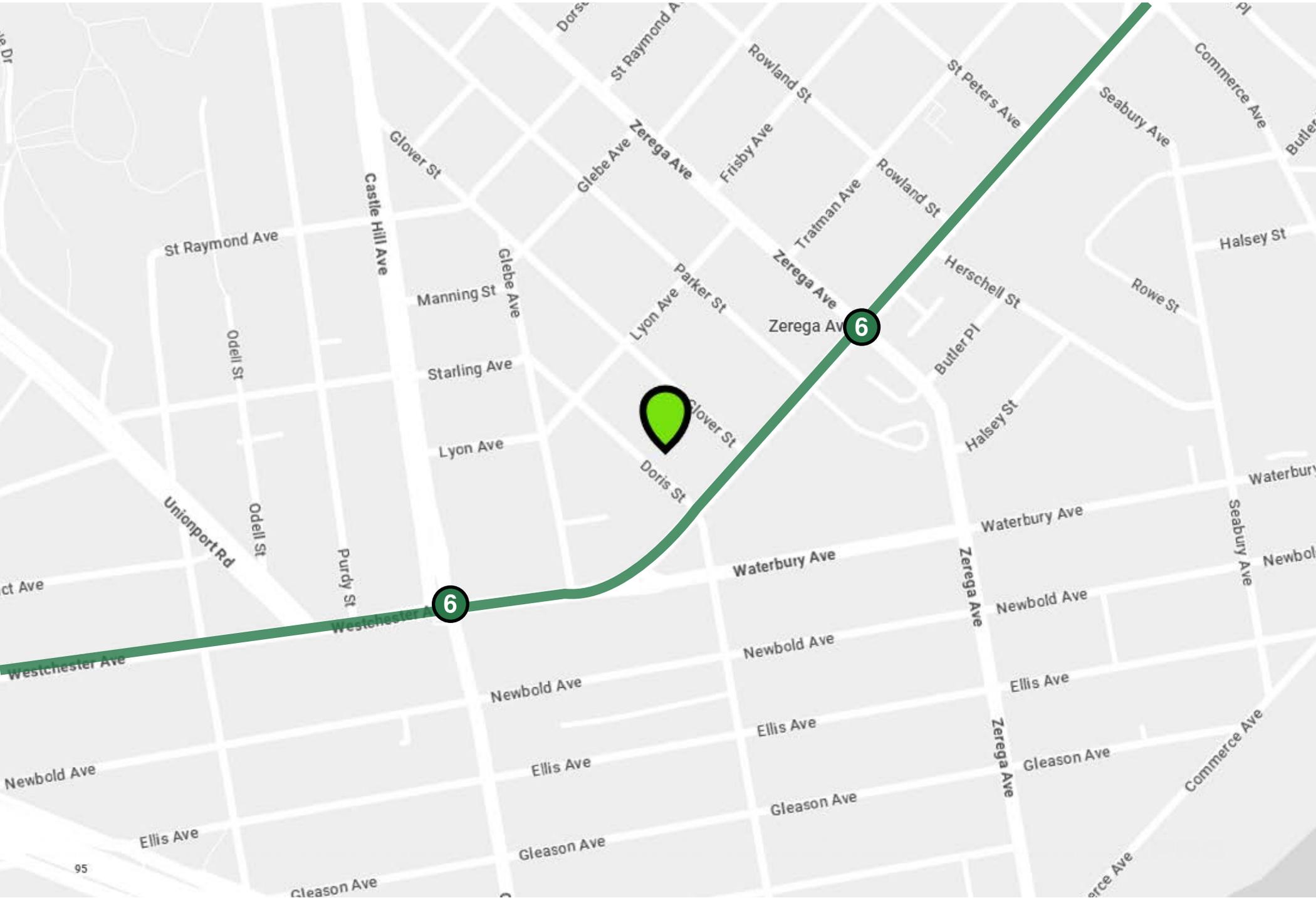
## TAX MAP



# 1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE **FOR SALE**

PROPERTY MAP



# 1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





1418 DORIS STREET, BRONX, NY 10462

75 FOOT FRONTAGE DEVELOPMENT SITE FOR SALE

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