



# 1304 Inwood Avenue

**DEVELOPMENT SITE FOR SALE IN THE BRONX** Presenting an exceptional redevelopment opportunity at 1304 Inwood Ave/1299 Jerome Ave, located in the heart of the vibrant Highbridge neighborhood. This expansive 10,000 square foot site, currently featuring a 20,000 square foot two-story warehouse, is primed for transformation. Boasting R8A C2-4 zoning, the site offers 72,000 BSF with inclusionary housing.

Positioned just steps away from the train, local dining, shopping, and the precinct, this location is surrounded by new developments, underscoring its investment potential. Architects and developers, seize this opportunity to capitalize on the ongoing growth in the area.

## BUILDING

Building class	K4: Store Building
Tax class	4: All Others
Year built/alterd	1920/-
Existing Floor Area	20,000sf
Dimensions	50' x 200'
Height	24 ft
Stories	2
Units {total}	2
Units {Res}	0
Rent Stabilized	None
Landmarked	No

## FAR

	FAR	ALLOWED SF	UNUSED SF
Residential	5.40	54,000	54,000
Res (Incl Hsg)	7.20	72,000	72,000
Commercial	2.00	20,000	0
Total	5.40	54,000	34,000
Total (Incl Hsg)	7.20	72,000	52,000

## ZONING

District	R8A (C2-4 overlay)
Special Purpose	J
Other Districts	Mand. Incl. Housing

**Price Upon Request**

**Buildable Sf**  
Up To 72,000

**Neighborhood**  
Highbridge

**Zoning**  
R8A C 2-4

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## LOT

BORO	BX (2)	BLOCK	2855	LOT	53
		<b>PLUTO/ZOLA</b>	<b>GEOMETRIC</b>		
Lot Area		10,000 sf	9,858 sf		
Lot Frontage		50 ft	48.10 ft		
Lot Depth		200 ft	-		
<b>IRREGULAR</b>	No	<b>SPLIT ZONING</b>	No	<b>SILVER LAW</b>	No

## HEIGHT REGULATIONS

	ALLOWED	UNUSED
Building Height	165 ft	141 ft
Building Height (Incl HSG)	140 ft	116 ft
Bulk type	Quality Housing	
Silver law	Does not apply	

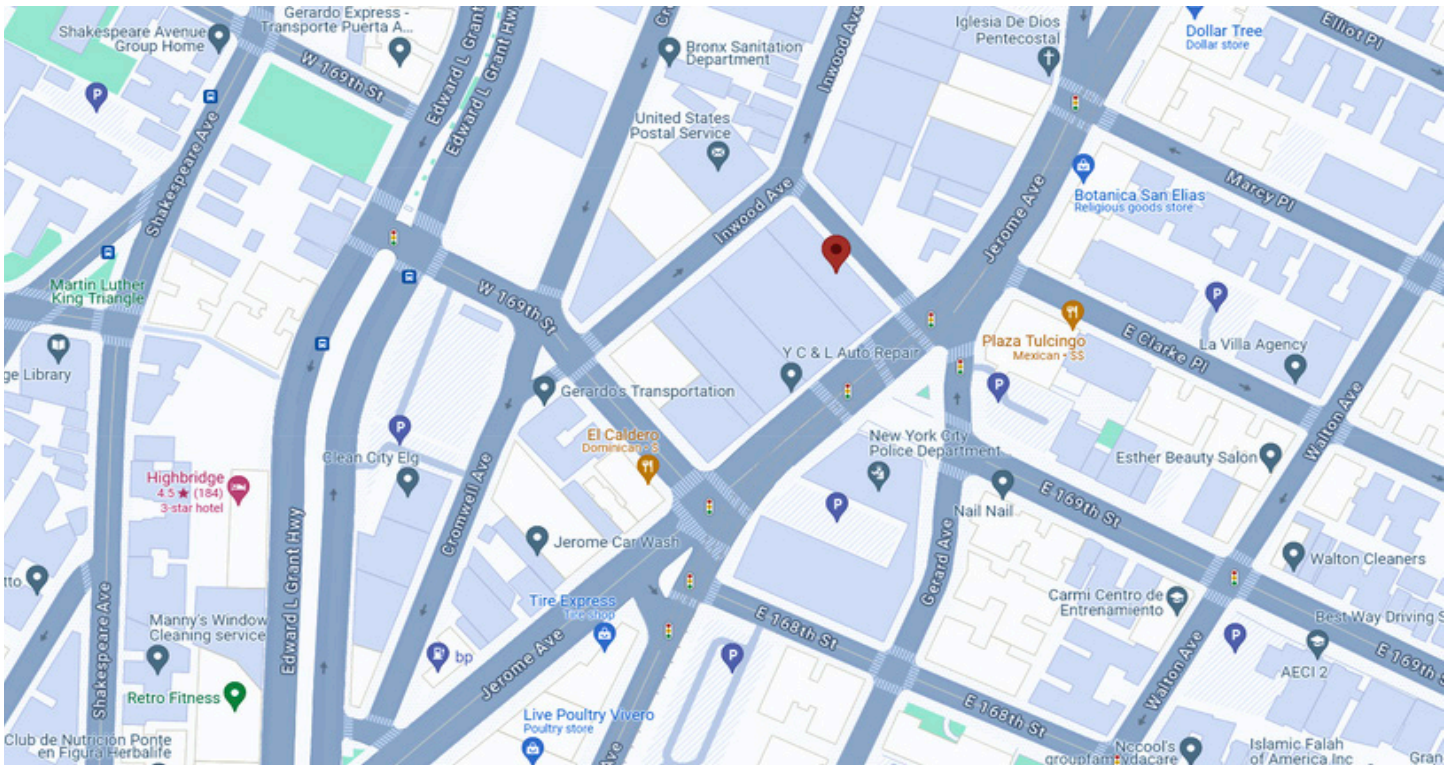
## TRANSPORTATION

### TRANSIT/SUBWAY

170 Street (4 Line)	3 min walk	0.2MI
167 Street (4 Line)	4 min walk	0.6 MI
167 Street (B, D Line)	8 min walk	0.9 MI
170 Street (B, D Line)	9 min walk	0.5 MI
Mt Eden Avenue (4 Line)	10 min walk	0.7 MI

### COMMUTER RAIL

Highbridge Yard	17 min walk	1.4 MI
Yankees- E 153rd Street Station	6 min drive	3.2 MI
Melrose Station	5 min drive	1.7 MI
Morris Heights Station	6 min drive	2.0 MI
Tremont Station	4 min drive	1.6 MI



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