

Elys Pizza
Pizza

Second Hand
La Mano



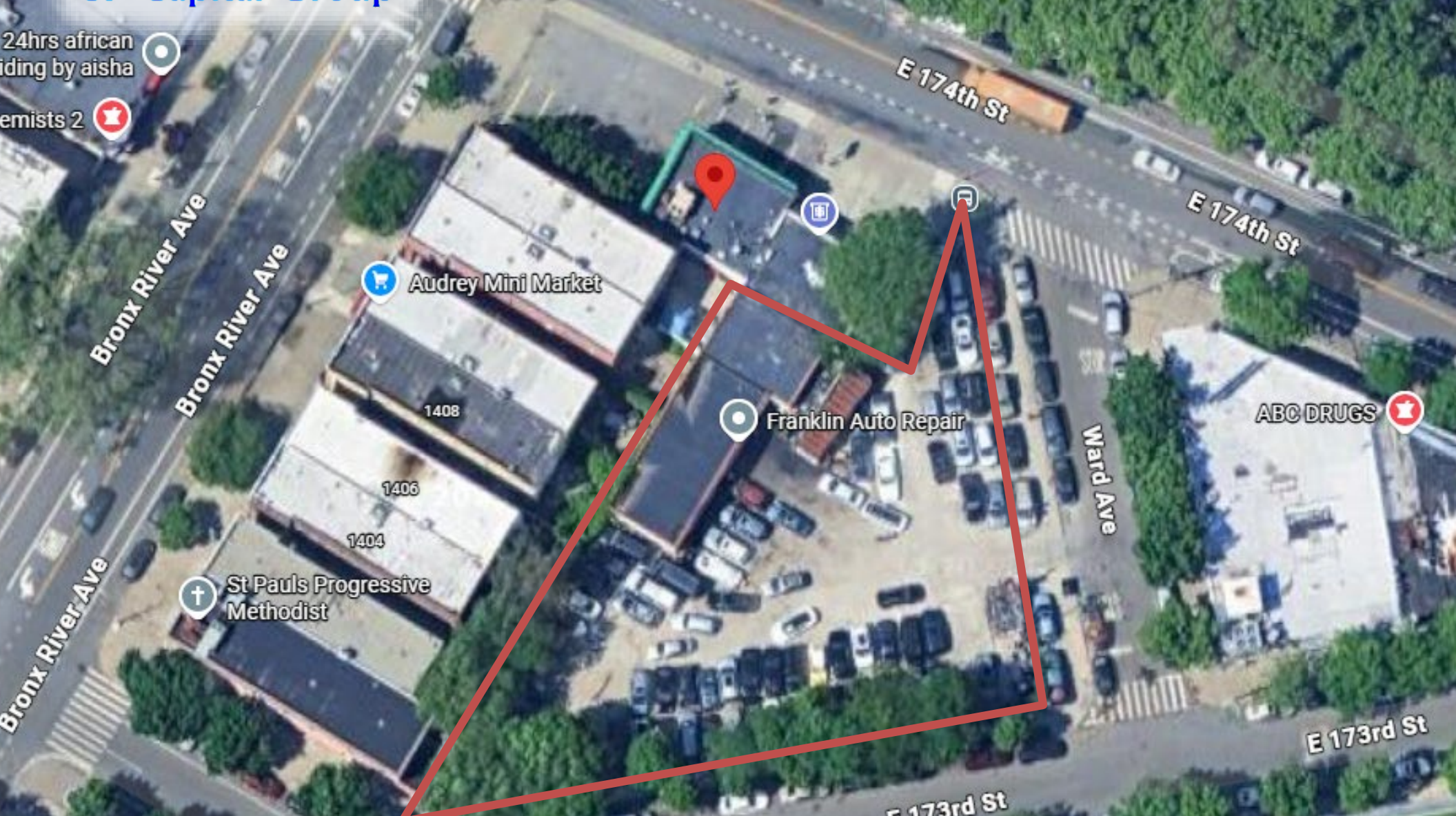
SP Capital Group

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1544 E 174th St, Bronx, NY

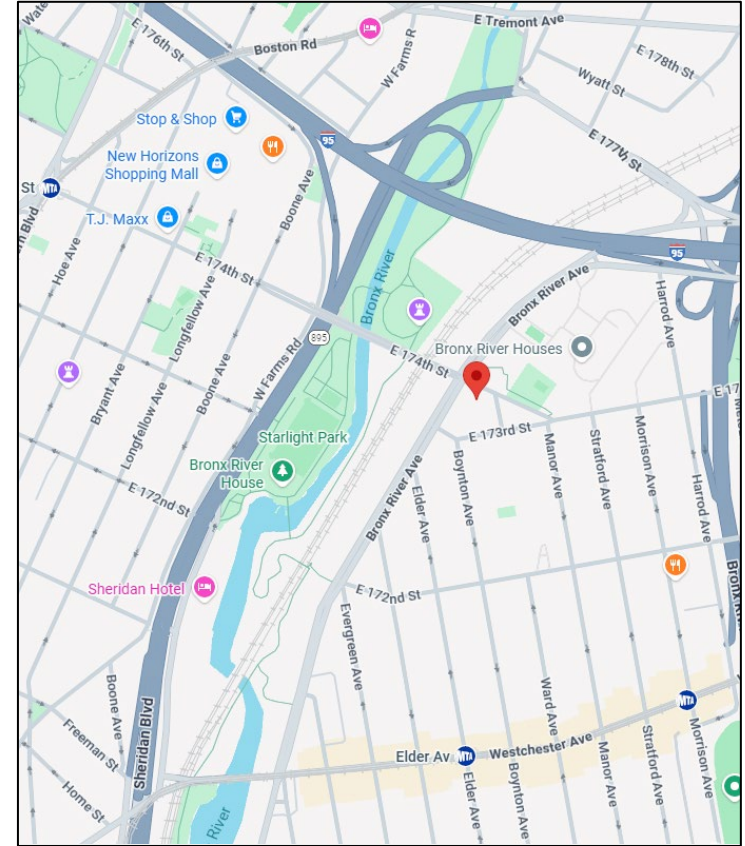
71,682 BSF Corner Lot Development Site in Park Versailles | Exclusive



EXCLUSIVE OFFERING

PROPERTY INFORMATION

ADDRESS	1544 E 174 th Street
CITY	Bronx, NY 10472 Park Versailles – Bronx River
BLOCK/LOT	03885-0020 (tentative after subdivision)
LOT SIZE	21,037 SF (207ft x 158ft irregular)
BUILDING SIZE	4,084 SF
FRONTAGE	158ft on Ward & 207ft on E 173 rd
TYPE	Development Site
ZONING FAR	R6/C2-2 3.00 (0.25 Built)
BUILDABLE	71,682 BSF 107,574 with UAP 132,398 BSF for Charter School/Community Facility
OCCUPANCY	Delivered Vacant
NOTES	Buildable includes air rights from other part of subdivided lot 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



DESCRIPTION

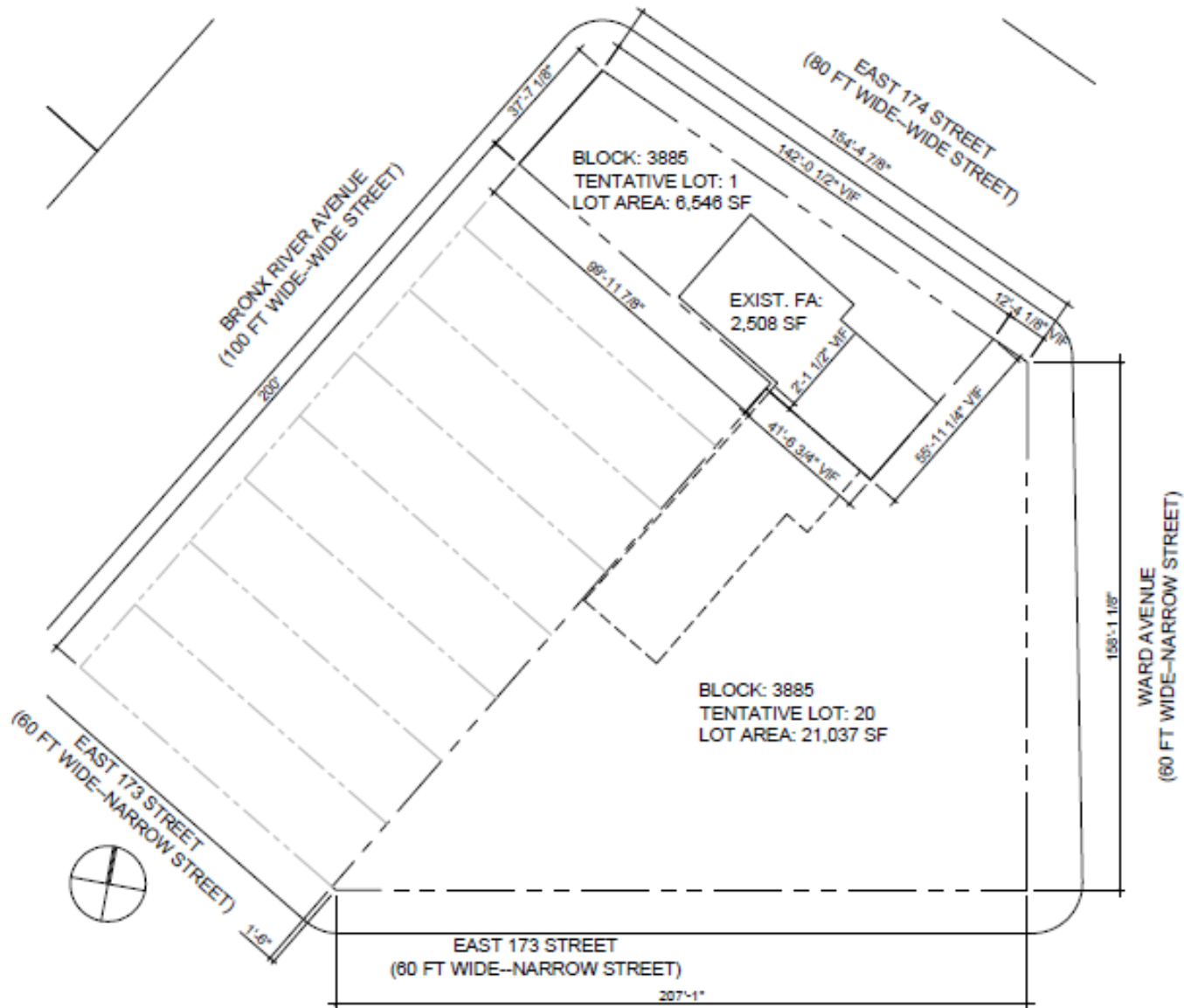
SP Capital is proud to exclusively offer this development site located in the Park Versailles – Bronx River neighborhood of the Bronx. The offering is for a lot with 21,037 square feet of land area currently improved by an autobody shop. The lot is zoned for 71,682 BSF as of right, 107,574 BSF with UAP, and 132,398 BSF with the facility bonus. The buildable includes the air rights from the other part of subdivided lot (BL:3885-0001) Located at the corners of 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: \$9,200,000

For More Info Call: (212) 221-2456

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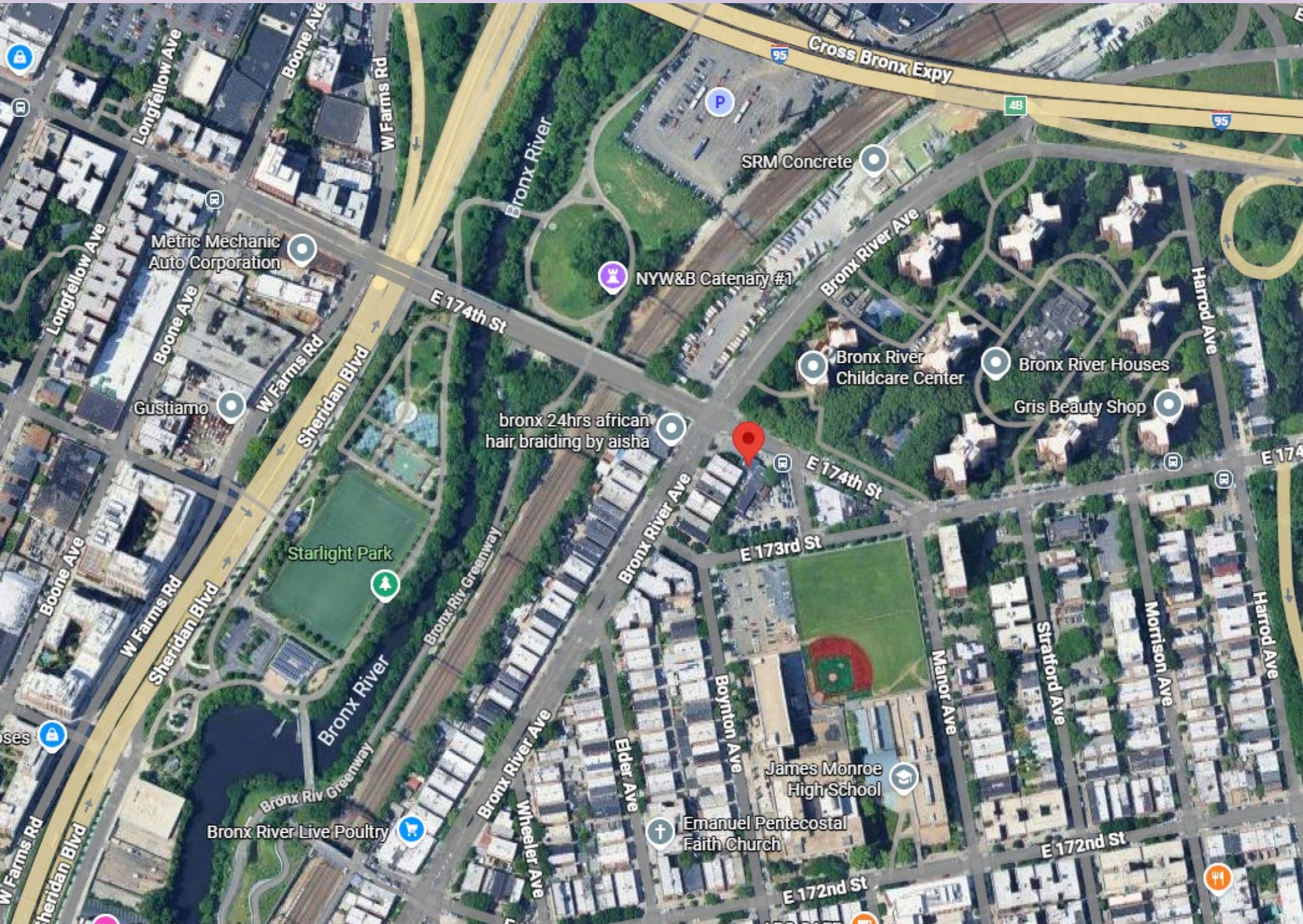
SITE PLAN



PROPOSED SUBDIVISION PLAN

SCALE: $\frac{1}{32}'' = 1'-0''$

AERIAL MAP



AREA MAPS

