

1410 LONGFELLOW AVE

Bronx, NY 10459



Development Opportunity For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Asset CRG Advisors, LLC. in compliance with all applicable fair housing and equal opportunity laws.



ASKING PRICE: \$700,000

PPBSF: \$104.35 / \$71.65 (COY)

- Development opportunity in the Fairmont–Claremont Village section of the Bronx, situated on a 1,950 SF lot suitable for a mid-scale residential project.
- Zoned R7-1, the site benefits from an FAR of 3.44, allowing 6,708 buildable square feet. The property supports efficient infill development, ideal for generating rental income.
- Located near Freeman Street station (2 & 5 lines) and within walking distance of Whitlock Avenue station (6 line), the site offers excellent transit access for future residents.
- The surrounding area includes local shops, schools, and community services, contributing to a convenient, livable environment for residential development.

PROPERTY DESCRIPTION

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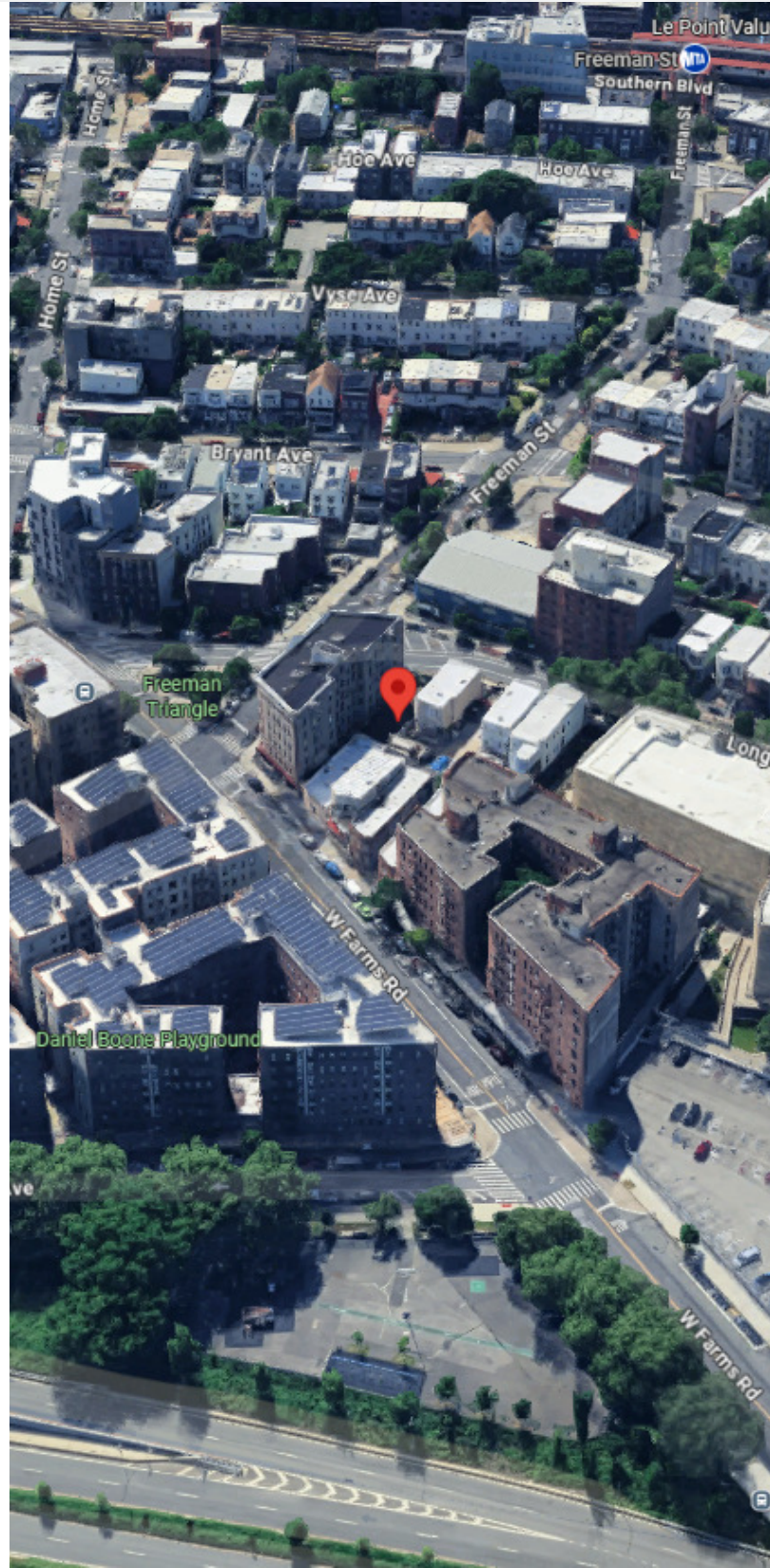
Asset CRG Advisors, LLC, has been exclusively retained to market a prime development opportunity in the Fairmont–Claremont Village section of the Bronx. The property consists of a 1,950-square-foot lot zoned R7-1, offering 6,708 buildable square feet for a ground-up residential project. Its favorable zoning and efficient footprint provide a strong platform for developers seeking to deliver new housing in a rapidly evolving South Bronx corridor.

The site is surrounded by neighborhood conveniences, including local shops, schools, parks, and community services, creating a desirable residential environment. Transit access is exceptional, with the Freeman Street station serving the 2 and 5 lines and the Whitlock Avenue station serving the 6 line, both offering quick connections throughout the Bronx and into Manhattan. This location makes the property well-positioned for a new development catering to long-term demand in a highly accessible area.

LOCATION DESCRIPTION

Located in the Fairmont–Claremont Village section of the Bronx, the property benefits from a well-connected residential setting surrounded by essential neighborhood amenities. The area offers convenient access to local shops, schools, parks, and community services, creating a strong foundation for future residential demand.

The site is served by multiple transit options, including the Freeman Street station on the 2 and 5 lines and the Whitlock Avenue station on the 6 line, providing direct connectivity to Manhattan and the greater Bronx. This combination of accessibility, neighborhood amenities, and steady growth makes the location well-positioned for new development.



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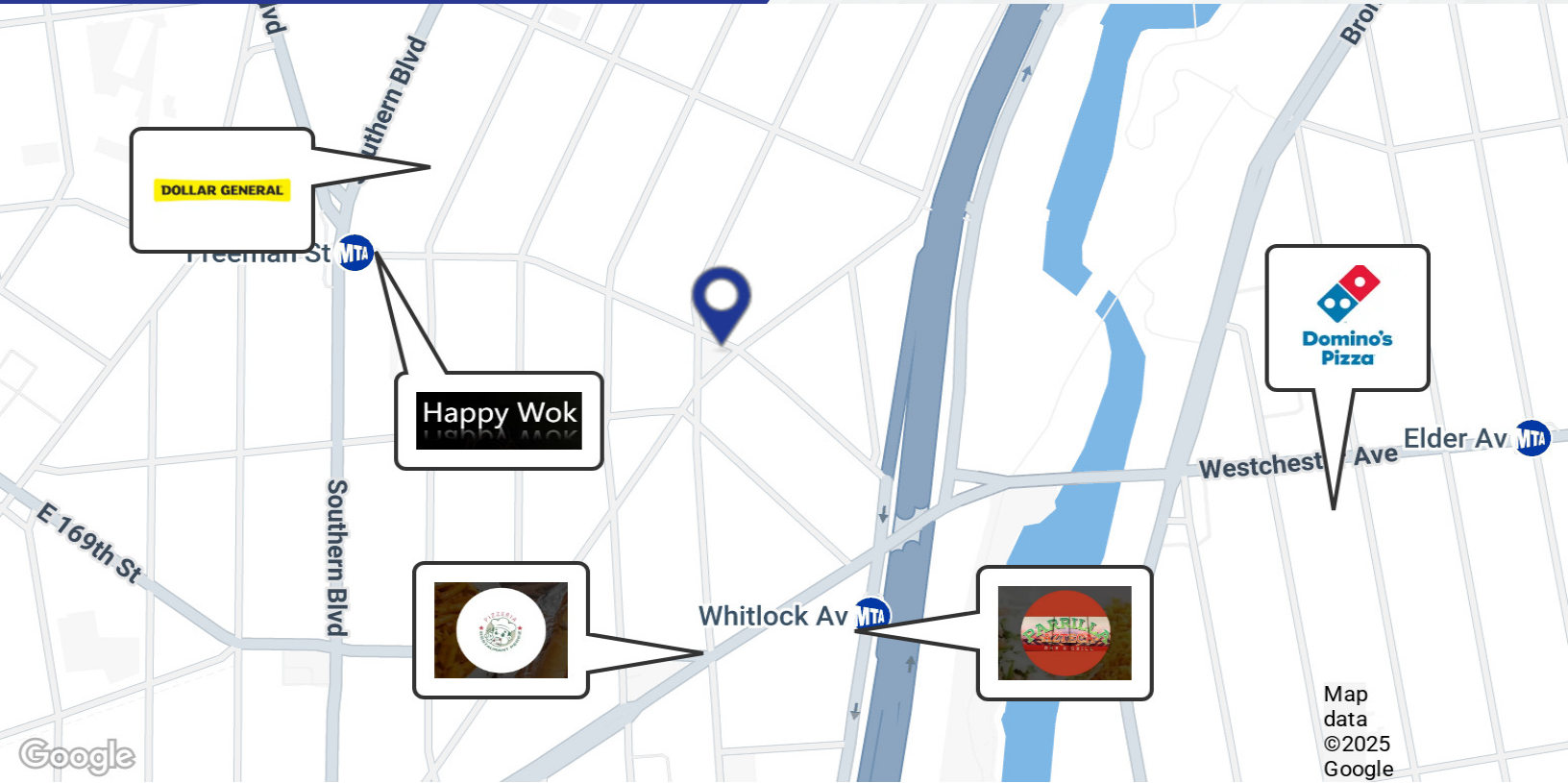
ADDITIONAL PHOTOS



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RETAILER & AERIAL MAP



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NEIGHBORHOOD OVERVIEW



FAIRMONT – CLAREMONT VILLAGE

Fairmont-Claremont Village is a residential neighborhood located in the heart of the South Bronx, offering a mix of longstanding community roots and ongoing revitalization. The area is characterized by tree-lined blocks, prewar multi-family buildings, and newer developments that continue to enhance the neighborhood's appeal.

The community benefits from close proximity to major corridors such as Boston Road, Southern Boulevard, and West Farms Road, providing convenient access to daily necessities, retail, and local dining. The neighborhood is also home to several parks, including Crotona Park, which features expansive green spaces, sports fields, walking paths, and a lake — a major recreational amenity for residents.



Transportation access is a key strength, with the Freeman Street [2, 5] subway station connecting commuters to Manhattan and the greater Bronx. Multiple bus lines further extend mobility throughout the borough. The area also sits near key institutions such as BronxCare Health System, Claremont Park, and several public schools, supporting a strong residential base.

In recent years, Fairmont–Claremont Village has become an increasingly attractive destination for development, driven by its accessibility, improving streetscape, and rising demand for quality housing in the South Bronx. Ongoing investments continue to uplift the neighborhood, positioning it for sustained long-term growth.



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