

Bronx Development Opportunity: 454 & 456 East 180th Street

Nearly 9,000 SF of prime Bronx real estate available for development. This clean, vacant land offers immediate buildable potential with no existing structures or debt.



by **David Ratner**

Zoning Configuration

Address	Zoning	Lot SF	Max FAR	Max Buildable SF
456 E 180th St	R5	5,533	1.25	6,916
454 E 180th St	M1-1	3,448	1.00	3,448
Combined	Mixed	8,981	—	10,364 SF

The property spans two distinct zones. R5 permits residential development. M1-1 allows commercial and light manufacturing uses.

Development Pathways



As-of-Right Development

Build 6,916 SF residential on R5 lot. Add 3,448 SF commercial on M1-1 lot.

Rezoning/Variance

Unify zoning for full residential. Potential to increase buildable area to 11,000-12,000 SF.

Inclusionary Housing

Pursue FAR bonuses through affordable housing inclusion. Maximize return on investment.

Both immediate development and long-term value creation options exist. The site offers flexibility for various investor strategies.



Site Advantages



Opportunity Zone

Qualify for tax deferrals and potential tax elimination on capital gains.



Full Block Frontage

Wide exposure on East 180th Street. Maximizes visibility and access.



Transit Access

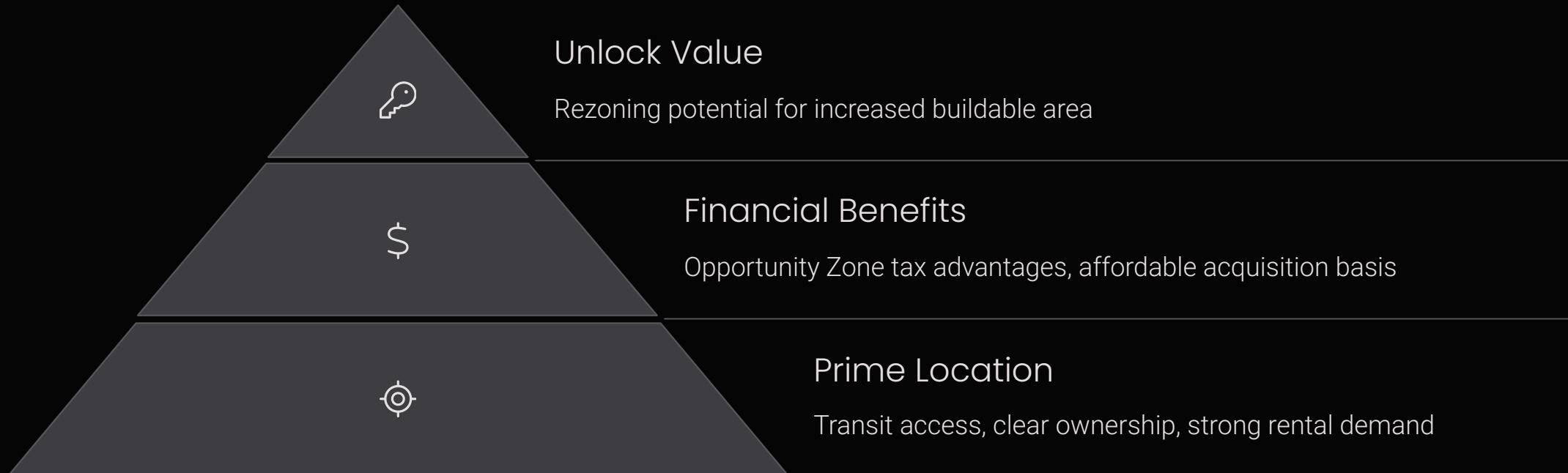
Short walk to 2/5 subway lines. Enhances rental demand and property value.



Minimal Site Prep

Flat, vacant land ready for construction. Reduces development timeline and costs.

Investment Summary



This 9,000 SF property offers immediate development potential. Its clean status, simple geometry, and transit accessibility create an exceptional Bronx opportunity.