

94-96

WEST 169TH STREET

BRONX, NY 10452



CUSHMAN &
WAKEFIELD

~ 30,413 BSF AS-OF-RIGHT

~ 44,293 BSF UAP



W 169 ST

NELSON AVE

94-96 WEST 169TH STREET - PROPERTY OVERVIEW

ASKING PRICE: \$2,900,000



PROPERTY DESCRIPTION

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of 94-96 West 169th Street. The property is a 59' x 149' development opportunity located in the High Bridge neighborhood of the Bronx. 94-96 West 169th Street offers approximately 30,413 buildable square feet (as-of-right) and up to 44,293 buildable square feet with City of Yes.

94-96 West 169th Street is in close proximity to the 167th Street Subway Station serviced by the 4, B, and D trains.

94-96 WEST 169TH STREET - PROPERTY OVERVIEW

PROPERTY INFORMATION

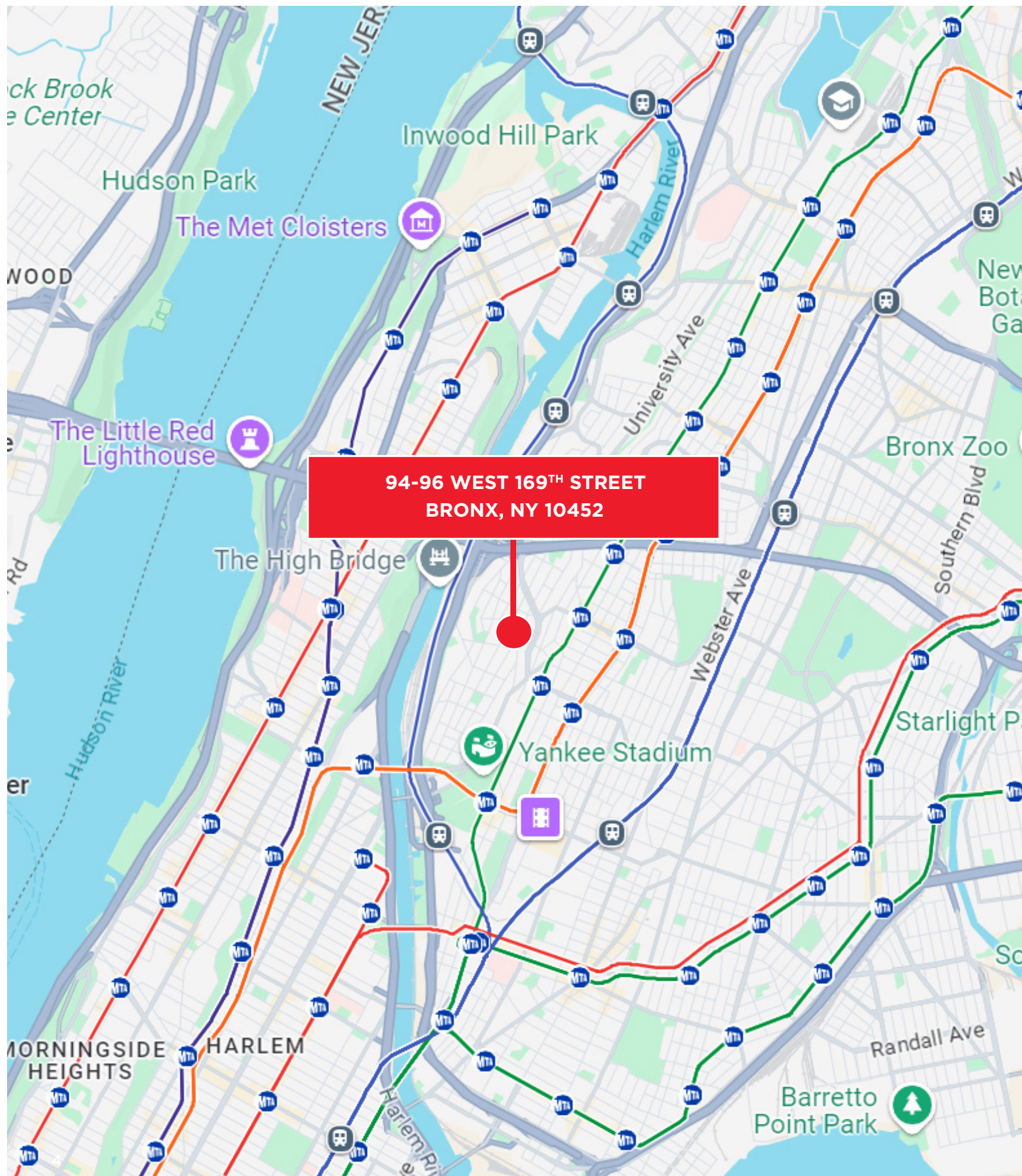
PROPERTY INFORMATION			COMBINED	
Address:	94 W 169 th St. Bronx, NY 10452	96 W 169 th St. Bronx, NY 10452	94-96 W 169 th St. Bronx, NY 10452	
Submarket:	High Bridge	High Bridge	High Bridge	
Block & Lot:	2517-27	2517-26	2517-26,27	
Lot Dimensions:	30' x 149.21'	29.33' x 149.21'	59.33' x 149.21'	
Lot SF:	4,478	4,363	8,841	SF (approx.)
ZONING INFORMATION				
Zoning:	R7-1	R7-1	R7-1	
Residential FAR (As-of-Right):	3.44	3.44	3.44	*5.01 COY UAP FAR
Available Air Rights (As-of-Right):	15,404	15,009	30,413	SF (approx.)
NOPV (25/26)				
Total Assessment:	\$13,822	\$13,822	\$27,644	
Annual Property Tax:	\$2,776	\$2,776	\$5,552	
Tax Class:	1B	1B	1B	
Tax Rate:	20.0850%	20.0850%	20.0850%	*Property Tax Rate for Tax Year 2025

TAX MAP



94-96 WEST 169TH STREET - PROPERTY OVERVIEW

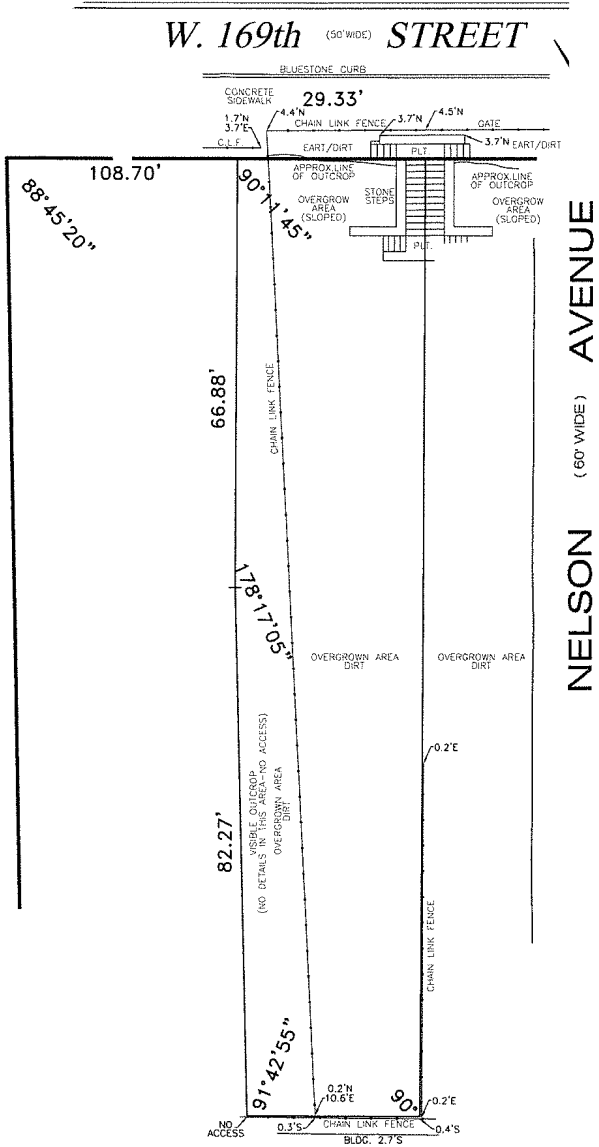
TRANSIT MAP



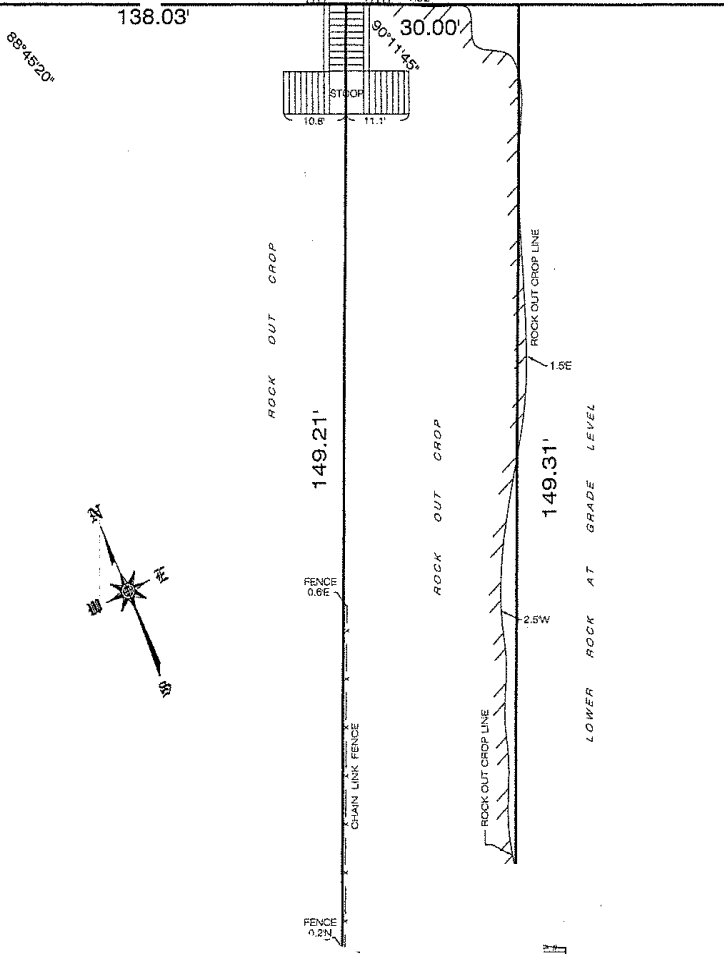
94-96 WEST 169TH STREET - PROPERTY OVERVIEW

LAND SURVEY

NELSON AVENUE
(60' WIDE)



WEST 169th (50' WIDE) STREET



94-96 WEST 169TH STREET

BRONX, NY 10452



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