



**LANDAIR
PROPERTY
ADVISORS**

RARE 50' FRONTAGE DEVELOPMENT SITE IN WAKEFIELD

721 ST. OVEN ST, BRONX, NY, 10470

Presented By:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Property Advisors has been exclusively retained to sell 721 St. Ouen Street, a development site ideally positioned just off White Plains Road—one of the Bronx's most heavily trafficked and accessible commercial corridors.

The property spans a 50' x 135' lot and is located within an R5 zoning district, allowing for approximately 9,820 buildable square feet as-of-right. Notably, under the recently enacted "City of Yes" zoning changes, the effective FAR for R5 districts has increased to 1.5, enabling the development of approximately 14 residential units utilizing a dwelling unit factor of 680 square feet. The site is currently improved with a 2,044 square foot residential structure, which will be delivered vacant at closing.

The location offers strong connectivity, with immediate access to the Wakefield-241st Street subway station, providing a direct commute into Manhattan. The surrounding area is supported by a full range of neighborhood amenities, including Wakefield Playground, Fine Fare Supermarket, local medical offices, pharmacies, and nearby public schools—driving consistent residential demand.

721 St. Ouen Street presents a compelling opportunity to capitalize on efficient lot dimensions, enhanced zoning potential, and a proven residential market, making it well-suited for a ground-up residential development. Additionally, the property is situated within a Transit Zone, permitting reduced parking requirements—further enhancing development efficiency and overall buildable potential.

PROPERTY HIGHLIGHTS

- 50' x 135' lot, delivered vacant
- 9,820 BSF as of right
- 338 feet from Wakefield 241st St Station
- Located on a Residential Block next to Commercial Corridor



OFFERING SUMMARY

Sale Price:	\$1,260,000
Lot Size:	6,547 SF
Lot Dimensions:	50' x 135'
Zoning District	R5
Residential BSF:	9,820
Commercial BSF:	-
Price Per Buildable S.F.	\$128
Corner/Midblock:	Midblock
Street Frontage:	50 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	721 St. Ouen St
Area	Wakefield
Block/Lot	5113/11
Lot Dimensions	50 ft x 135 ft
Lot Sq. Ft.	6,547

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,044
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	\$36,616
Tax Rate	19.843%
Gross Taxes	\$6,996

ZONING INFORMATION

Zoning District	R5
Base Floor Area Ratio (FAR)	1.5
Residential Buildable Sq. Ft.	9,820
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	-
UAP Buildable Sq. Ft.	-
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	13,094
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



ADVISORY TEAM



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