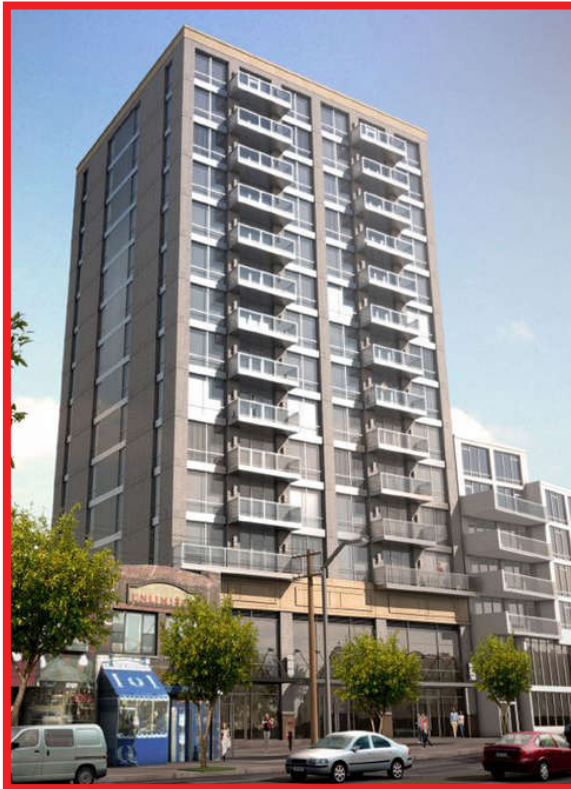


Development Site for Sale

3745 Riverdale Avenue, Bronx, NY



1200 Waters Place
Suite M114
Bronx, NY 10461

P 718-829-5775
F 718-829-6615

www.kzarealty.com

Property Information

Address	3745 Riverdale Avenue, Bronx, New York 10463
Neighborhood	Riverdale
Block/Lot	5796/127
Lot Dimensions	76' x 297.92' irr
Lot Size	20,556 square feet
Zoning	R6/C1-2
FAR	2.43 (Res), 2.0 (Comm), 4.8 (Comm. Fac)
Transportation	#1 Train, BxM1, BxM2, Bx7, Bx10, and Bx20 within walking distance. Easy access to the Major Deegan and Henry Hudson Pkwy.
Assessment (17/18)	\$241,101
RE Taxes (17/18)	\$25,494
Asking Price	\$5,500,000

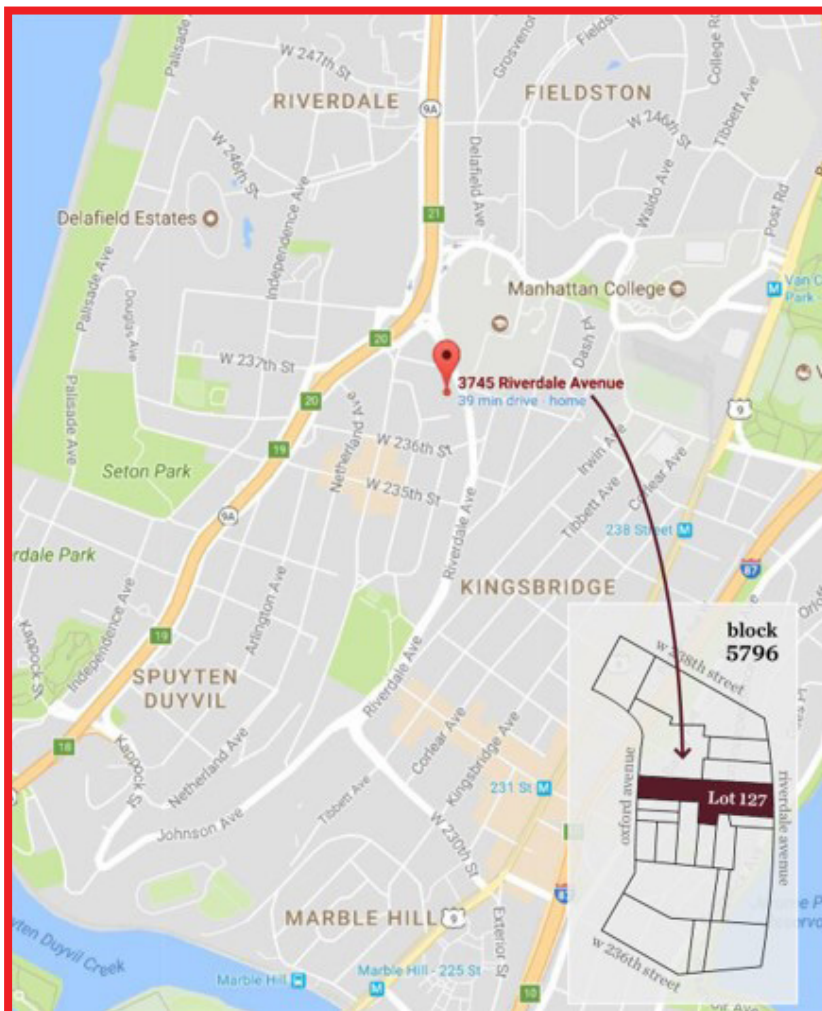
Contact Brokers

Kathy Zamechansky 347.386.9452 kzama@aol.com
Sherry Scanlon 917.701.5720 sherry@kzarealty.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied are made as to the accuracy

Description

Ideally situated on Riverdale Avenue between West 238th Street and West 236th Street, this site offers great access to major roadways and mass transportation. The site is shovel ready and the seller has approved plans that call for a 14-story, 61,140 square foot apartment building. The ground floor will include approximately 2,381 square feet of commercial space and a residential entrance. The second floor will contain indoor and outdoor parking space accessible from the rear of the property. The remaining 12 residential floors will feature 48 units spread across approximately 58,757 square feet. This is a rare opportunity to acquire a development site in one of the most sought after areas of the North Bronx. Located in one of the most highly desirable neighborhoods in the Bronx. Located within walking distance of the 238th subway station and Metro North providing for direct access to midtown Manhattan. Private indoor/outdoor parking for tenants. Riverdale Avenue boasts several restaurants and retail locations within walking distance of the property.



Contact Brokers

Kathy Zamechansky **347.386.9452** **kzama@aol.com**
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