

270-276 RIDER AVENUE, BRONX, NY 10451

34,375 Sq. Ft. Mott Haven Commercial Building | FOR SALE



34,375

Gross Sq. Ft.

4

Stories

11,538

Sq. Ft. of IH Air Rights

MOTT HAVEN

Location

PROPERTY INFORMATION

Block / Lot	2333 / 12	
Lot Dimensions	100' x 99.81'	
Stories	4	
Zoning	M1-4 / R7A	Special Mixed Use District (MX-13)
FAR	3.45	As-of-Right
FAR w/ Inclusionary Housing	4.60	
Lot Size	9,981	Sq. Ft. (Approx.)
Building Dimensions	100' x 99.75'	
Building Size	34,375	Sq. Ft. (Approx.)
Buildable Area	34,434	As-of-Right
Buildable Area w/ IH	45,913	
Air Rights	59	As-of-Right
Air Rights w/ IH	11,538	
Assessment (19/20)	\$984,330	
Taxes Before Exemptions (19/20)	\$103,719	
IDA - PILOT	(\$89,730)	
Taxes (19/20)	\$94,264	

PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 270-276 Rider Avenue, a prime corner loft building located at Rider Avenue and East 139th Street in the Mott Haven section of the Bronx.

270-276 Rider Avenue is a four (4) story industrial elevator commercial loft building. The property spans 34,375 square feet zoning provides an additional 5,625 buildable square feet as-of-right. The building boasts many attractive features, including spacious open floor plates, good exposure to natural light and air, high ceilings and a curb cut on the East 139th Street side that could potentially be utilized for a loading area. The building also features a new roof that was just installed by the current ownership.

Located in the special Mixed-Use District zoning (MX-13), the asset presents a tremendous opportunity for owner/users and investors to either keep the building's current commercial/industrial use or convert to the property residential rental or condominium use.

The property is located in the heart of all the South Bronx action and in close proximity to many on-going projects such as a brand new Comfort Inn, the 500,000 SF Fresh Direct site, Tahoe Development's condo project on 138th Street and Canal Place, Lettice Construction's mixed-use residential project on 138th Street and 3rd Avenue, the much anticipated residential towers along the waterfront, as well as the Bruckner Building, an acclaimed office complex recently restored by Savanna and Hornig Capital Partners Centrally located a few blocks from 2,4,5, and 6 trains, the asset enjoys convenient transportation to Manhattan and the outer boroughs.

As properties of this scale and prime South Bronx location rarely come to market, 270-276 Rider Avenue represents a premier redevelopment opportunity. Please contact our exclusive sales team for more information or to schedule an inspection.

ASKING PRICE: \$10,500,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | **arielpa.nyc**

For Financing Info

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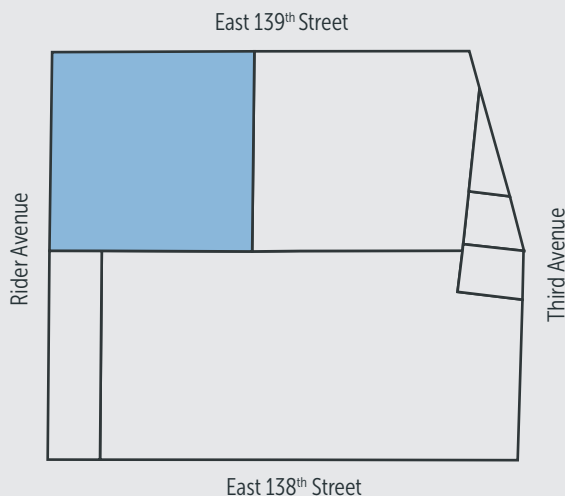
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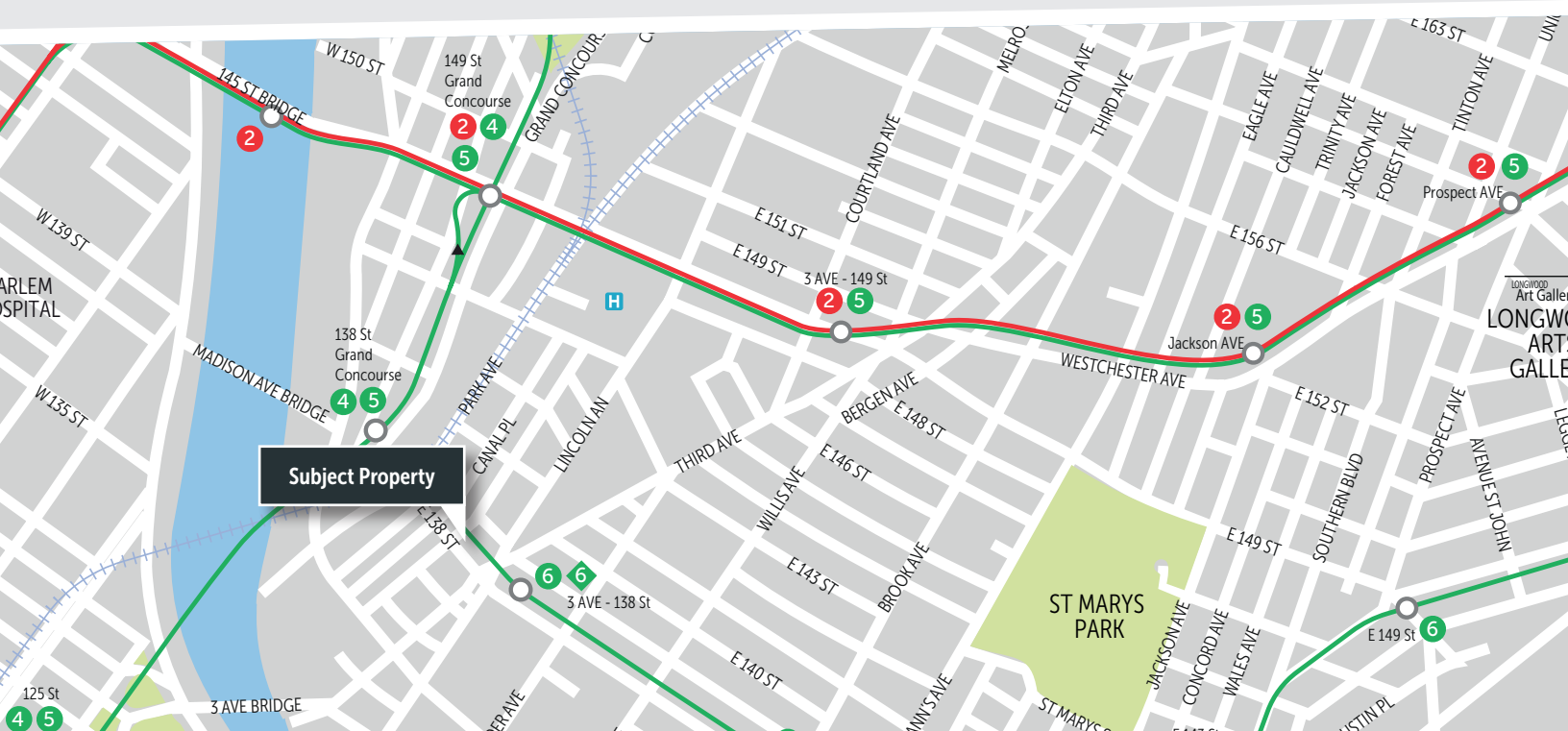
Southeast corner of Rider Avenue and East 139th Street



12
Lot

100' X 99.81'
Lot Dimensions

9,981
Lot Area SF



ASKING PRICE: \$10,500,000

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 28 April 2020 9:47 pm