

# 305 EAST 165<sup>TH</sup> STREET, BRONX NY 10456

46,762 BSF w/ Community Facility | Opportunity Zone Corner Development Site  
in Close Proximity to Yankee Stadium | **FOR SALE**



**R7-1**

Zoning

**46,762**

Buildable SF w/ Community Facility

**\$64**

\$/BSF

**MORRISANIA**

Location

## PROPERTY INFORMATION

Block / Lot	2433 / 36
Lot Dimensions	97.13' x 100'
Lot Size	9,742 Sq. Ft. (Approx.)
Zoning	R7-1
FAR	3.44
FAR w/ Community Facility	4.80
Buildable Area (as-of-right)	33,512
Buildable Area w/ Community Facility	46,762 Sq. Ft. (Approx.)
Air Rights	33,512
Air Rights w/ Community Facility	46,762 Sq. Ft. (Approx.)
Projected Assessment	\$93,140
Projected Taxes (19/20)	\$19,662

## PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 305 East 165th Street, a corner development site on the northwest corner of East 165th Street and Findlay Avenue in the Morrisania section of the Bronx.

The subject property is situated on a 97' x 100' corner lot with over 210' of frontage on East 165th Street and Findlay Avenue. The R7-1 zoning (FAR: 3.44 on the as-of-right and 4.8 with Community Facility) allows for 33,512 and 46,762 Buildable Sq. Feet, respectively. The vacant lot is located in the Opportunity Zone, which allows investors to take advantage of the financial benefits the program offers.

305 East 165th Street is situated in close proximity to the 4, B, and D subway lines allowing easy access to NYC and the other boroughs. With the property's centralized location, corner visibility, and sitting in the Opportunity Zone, the asset provides a tremendous opportunity for a developer to be a part of the increasing Bronx development market.

**ASKING PRICE: \$3,000,000**

**212.544.9500**

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Jason M. Gold x22**  
jgold@arielpa.com

**Victor Sozio x12**  
vsozio@arielpa.com

**Daniel Mahfar x99**  
dmahfar@arielpa.com

**Eli Weisblum x41**  
eweisblum@arielpa.com

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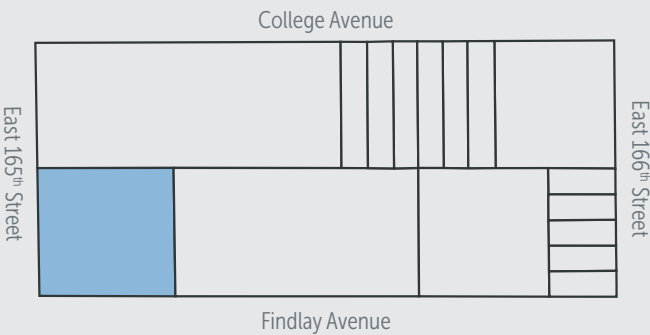
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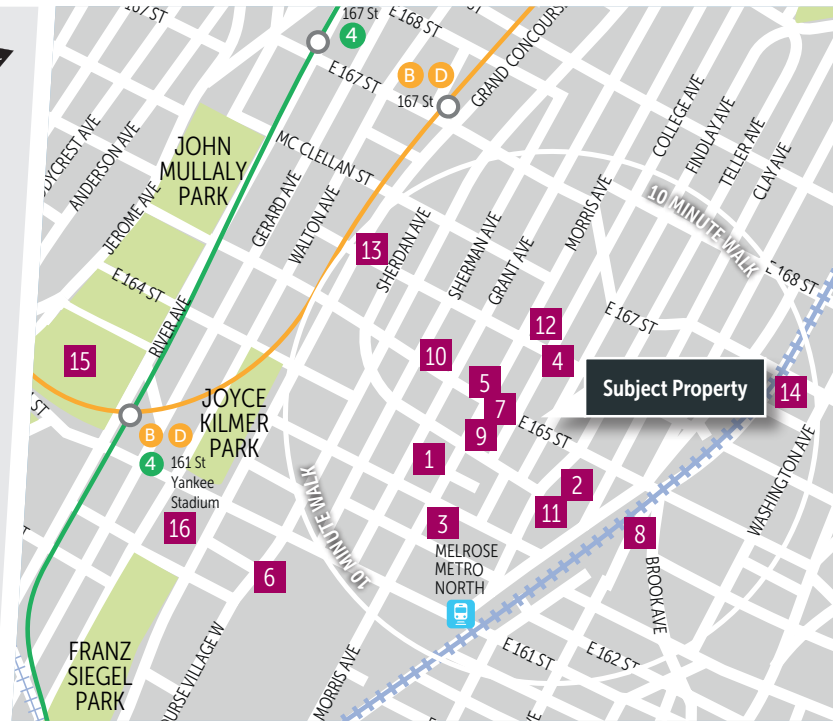
## QUALITY HOUSING DEDUCTIONS

FLOOR	GROSS	COM. FACILITY	RESIDENTIAL	CORRIDOR	REF	REC	LAUNDRY	MECH	ZONE GREEN	TOTAL ZONING RESIDENTIAL
	SQ. FT.	SQ. FT.	GROSS SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
C	6,732		6,732					6,732		0
1	8,932	7,432	1,500							1,500
2	6,732		6,732	561	12	1,105	800	74	116	4,064
3	6,732		6,732	561	12			74	116	5,969
4	6,732		6,732	561	12			74	116	5,969
5	6,732		6,732	561	12			74	116	5,969
6	6,732		6,732	561	12			74	116	5,969
7	4,807		4,807	561	12			59	106	4,069
<b>TOTAL</b>	<b>54,131</b>	<b>7,432</b>	<b>46,699</b>	<b>3,366</b>	<b>72</b>	<b>1,105</b>	<b>800</b>	<b>7,161</b>	<b>686</b>	<b>33,509</b>

Corner of East 165<sup>th</sup> Street and Findlay Avenue



**2433** Block | **36** Lot | **97.13' X 100'** Lot Dimensions | **9,742** Lot Area SF



- 1 Bronx early College academy
- 2 Urban Science Academy
- 3 New York Public Library
- 4 New York Alpha Bakery
- 5 Classic Laundry
- 6 Blink Fitness
- 7 Lincoln Care Drug Pharmacy
- 8 Days Inn By Wyndham
- 9 Hungry Bird
- 10 C-Town Supermarket
- 11 ARcilla Playground
- 12 Mott Playground
- 13 The Bronx Museum of the Arts
- 14 United States Postal Service
- 15 Yankee Stadium
- 16 Bronx Supreme Court

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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. 16 July 2019 3:08 pm