

4435 WHITE PLAINS ROAD, BRONX NY 10470

Ground Lease Development Opportunity | **GROUND LEASE**



R6 / C2-2

Zoning

49,418

Buildable SF As-of-Right

86,438

Buildable SF w/ Community Facility

WAKEFIELD

Location

PROPERTY INFORMATION

| | |
|--|--------------------------|
| Block / Lot | 5069 / 45 |
| Lot Dimensions | 122.5' x 147' |
| Lot Size | 18,008 Sq. Ft. (Approx.) |
| Zoning | R6 / C2-2 |
| FAR | 2.74 |
| FAR w/ Community Facility | 4.80 |
| Buildable Area | 49,418 Sq. Ft. (Approx.) |
| Buildable Area (w/Community Facility) | 86,438 |
| Air Rights | 49,418 Sq. Ft. (Approx.) |
| Tax Class | 4 |
| Assesment (19/20) | \$561,780 |
| Real Estate Taxes Before Exemption (19/20) | \$59,066 |
| Real Estate Taxes After House of Worship Exemption | \$0 |

PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 4435 White Plains Road, a ground lease development opportunity located in the Wakefield section of the Bronx.

4435 White Plains Road is situated on an 18,008 square foot lot with over 122' of frontage on one of the busiest thoroughfares throughout the Bronx. The R6/ C2-2 zoning (FAR: 2.74 on the as-of-right and 4.8 with Community Facility) allows for 49,418 and 86,438 Buildable Square Feet, respectively. The eventual investor/ developer will be required to build approximately a 10,000 square foot indoor basketball court with lockers and bathrooms for owners use. Please inquire for more information.

Located in a densely populated area, the property facilitates quick access to transportation via the 2 & 5 subway lines and the Bx39 bus line. The growth is evidenced by numerous residential projects along the thriving White Plains Road corridor.

OWNERSHIP REQUEST PROPOSALS

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

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For Financing Info

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Ground Lease Development Opportunity | **GROUND LEASE**



West side of White Plains Road between East 239th Street and Nereid Avenue



5069

Block

45

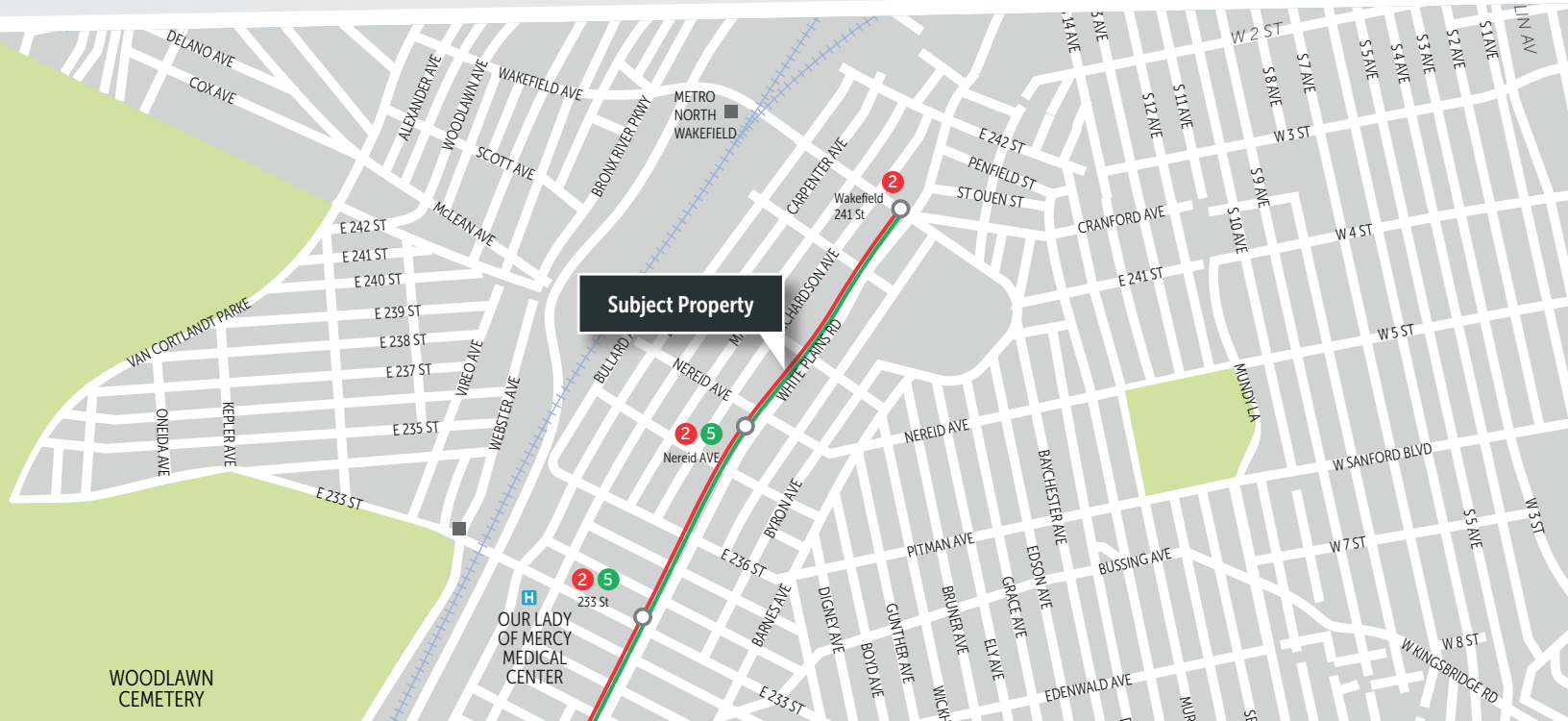
Lot

122.5' X 147'

Lot Dimensions

18,008

Lot Area SF



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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. 20 September 2019 7:19 pm