

FOR SALE

1394 Boston Road Bronx, NY 10456

15,000 Buildable SF Development Opportunity in Morrisania

Ariela
A member of GREA



1394 Boston Road, Bronx, NY 10456

15,000 Buildable SF Development Opportunity in Morrisania | **FOR SALE**



- R6 / C2-4 zoning allowing for 15,183 BSF (UAP) or 11,679 BSF (Standard)
- 3,893 SF lot (irregular) located on Boston Road, south of 170th Street in the Morrisania section of the Bronx
- Located just south of Crotona Park, and several educational facilities offering appeal for future residents.
- Convenient access to public transportation, including the 2, 5 subway lines, and major bus routes, providing easy connectivity to Manhattan and other boroughs.

Block / Lot	2962 / 20
Lot Dimensions	66.36' x 116.24' (Irregular)
Lot Sq. Ft.	3,893
Zoning	R6 / C2-4
FAR (Standard)	3.00
FAR (UAP)	3.90
Buildable Sq. Ft. (Standard)	11,679
Buildable Sq. Ft. (UAP)	15,183
Air Rights Sq. Ft.	11,679
Tax Class	4
Assessment (24/25)	\$81,630
Real Estate Taxes (24/25)	\$8,646

*All square footage/buildable area calculations are approximate

Ownership Requests Proposals

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

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For Financing
Information:

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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. March 25, 2025 2:55 pm

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1394 Boston Road is located in a bustling section of the Bronx, with convenient access to shops, public transit, and major highways.

Transportation Score



100

Public Transportation



83

Walker's Paradise

[Visit Walk Score Website](#) →



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