

## EXCLUSIVE

# 9-Unit Taxpayer Property in Densely Populated Section of the Bronx

## 2414-2448 Williamsbridge Road

BRONX, NY 10469



### PROPERTY FEATURES

|                        |                                            |
|------------------------|--------------------------------------------|
| <b>BLOCK/LOT</b>       | 4449 / 60                                  |
| <b>LOT SIZE</b>        | 176.42 ft x 130 ft                         |
| <b>LOT SF</b>          | 23,798 SF                                  |
| <b>BUILDING SIZE</b>   | 176 ft x 100 ft                            |
| <b>BUILDING SF</b>     | 14,800 SF                                  |
| <b>STORIES / UNITS</b> | 1 Story / 9 Units (Can be further divided) |
| <b>BUILDING CLASS</b>  | One Story Retail Building (K1)             |
| <b>ZONING</b>          | R4-1, C1-2                                 |
| <b>FAR AS BUILT</b>    | 0.62                                       |
| <b>MAX FAR</b>         | 0.75 Residential FAR<br>2.00 Facility FAR  |
| <b>FRONTAGE</b>        | 176 ft on Williamsbridge Road              |
| <b>NOI</b>             | \$387,296                                  |

### ACCESS

- Conveniently near the **5** train at Pelham Parkway
- Minutes to Boston Road and easy access to 



### EXCLUSIVE AGENTS

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