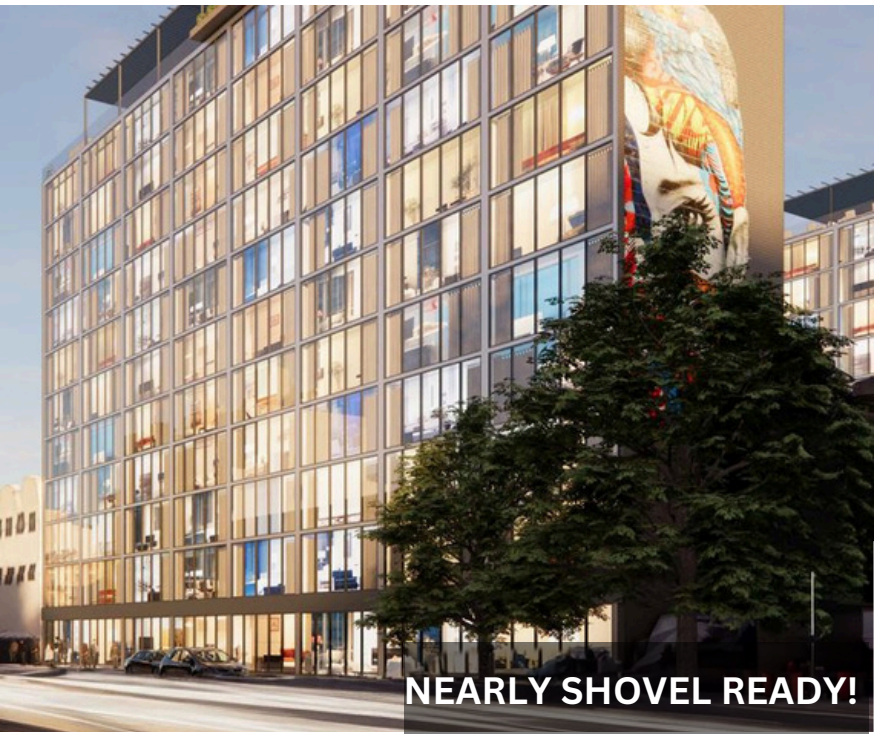
FOR SALE

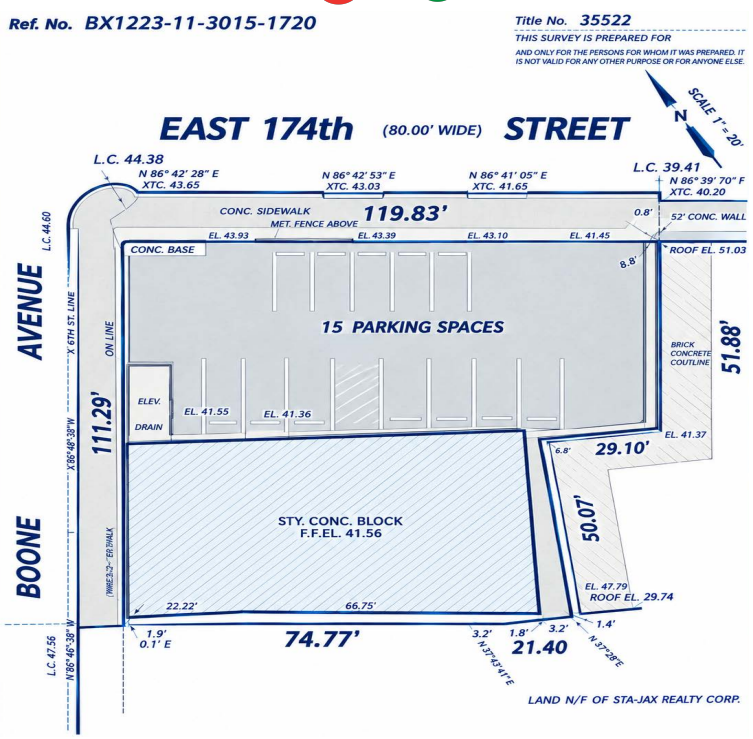
1720 BOONE AVENUE, BRONX, NY 10460

SOUTH BRONX DEVELOPMENT SITE

46,420 BUILDABLE SQUARE FEET*

PRIME CORNER LOCATION - 231' FRONTAGE MINUTES TO 2 & 5 SUBWAY





PROPERTY OVERVIEW

PLOT SIZE:	11,605 SF
BUILDING SIZE:	4,539 SF
ZONING:	R7A, C2-4
RE TAXES:	$33,107.00 PER ANNUM
MIH AREA:	NO

CONFIRM ALL ZONING DETAILS, NOT GUARANTEED

CAN BE DELIVERED VACANT OR WITH MONTH-TO-MONTH INCOME!



PROPERTY FEATURES

- PERFECT RESIDENTIAL/ MIXED USE OPPORTUNITY
- **MINIMAL DEMOLITION - SMALL SINGLE STORY IMPROVEMENT**
- **LOW CONSTRUCTION COSTS - TWO STREET FRONTAGE**
- **STEPS TO CROTONA PARK (ALL SPORTS, TENNIS & POOL)**
- **CONVENIENTLY LOCATED 1-BLOCK FROM STOP & SHOP, IHOP, TJMAXX**

CONTACT EXCLUSIVE AGENTS

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