For Sale

MIXED-USE BRONX DEVELOPMENT SITE

R7-3 / C2-4 ZONE

ASKING $31,000,000

PRICE / BSF $90



315,000 BUILDABLE SF MIXED-USE DEVELOPMENT OPPORTUNITY WITH TWO R7-3/MIH DEVELOPMENT PARCELS AND ADJACENT AIR RIGHTS ALONG SHERIDAN BOULEVARD

1428 & 1458 Sheridan Expressway, The Bronx - Presenting this mixed-use development assemblage located along Sheridan Boulevard in the Fairmont-Claremont Village section of The Bronx. The offering includes the development parcels at 1458 Sheridan Expressway and 1428 Sheridan Expressway, together with air rights from the adjacent(middle) property at 1440 Sheridan Expressway. The two development parcels contain approximately 37,906 square feet of land with more than 200 feet of combined frontage.

The properties are located within an R7-3 MIH zoning district with a C2-4 commercial overlay. Based on the assemblage's zoning and inclusion of the adjacent air rights, the site offers an estimated maximum buildable area of ±315,503 square feet.

The subject is positioned near the Whitlock Avenue station on the 6 subway line, and the nearby Hunts Point Avenue station also serves the 6 line and provides limited weekday peak-direction express service. Several bus routes operate in the surrounding area, including the Bx4, Bx4A, Bx27 and Bx35.

Future residents would also benefit from access to Concrete Plant Park, located along the Bronx River between Westchester Avenue and Bruckner Boulevard. The waterfront park includes recreational space and connections to the Bronx River corridor. Additional neighborhood services and shopping are available along Westchester Avenue and nearby commercial corridors, while NYC Health + Hospitals/Lincoln provides a major healthcare facility at 234 East 149th Street.

Lot Size:
37,906 SF

Zoning:
R7-3 MIH, C2-4

FAR Range:
6.0 UAP - 6.5 UAP/CF

Buildable SF:
315,503 SF

Est Tax Bill:
$50,222

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
LALA REALTY GROUP

Marco Lala ◦ (914) 380-3806
mlala@rmfriedland.com

Stephen Kaufman ◦ (914) 361-4675
skaufman@rmfriedland.com

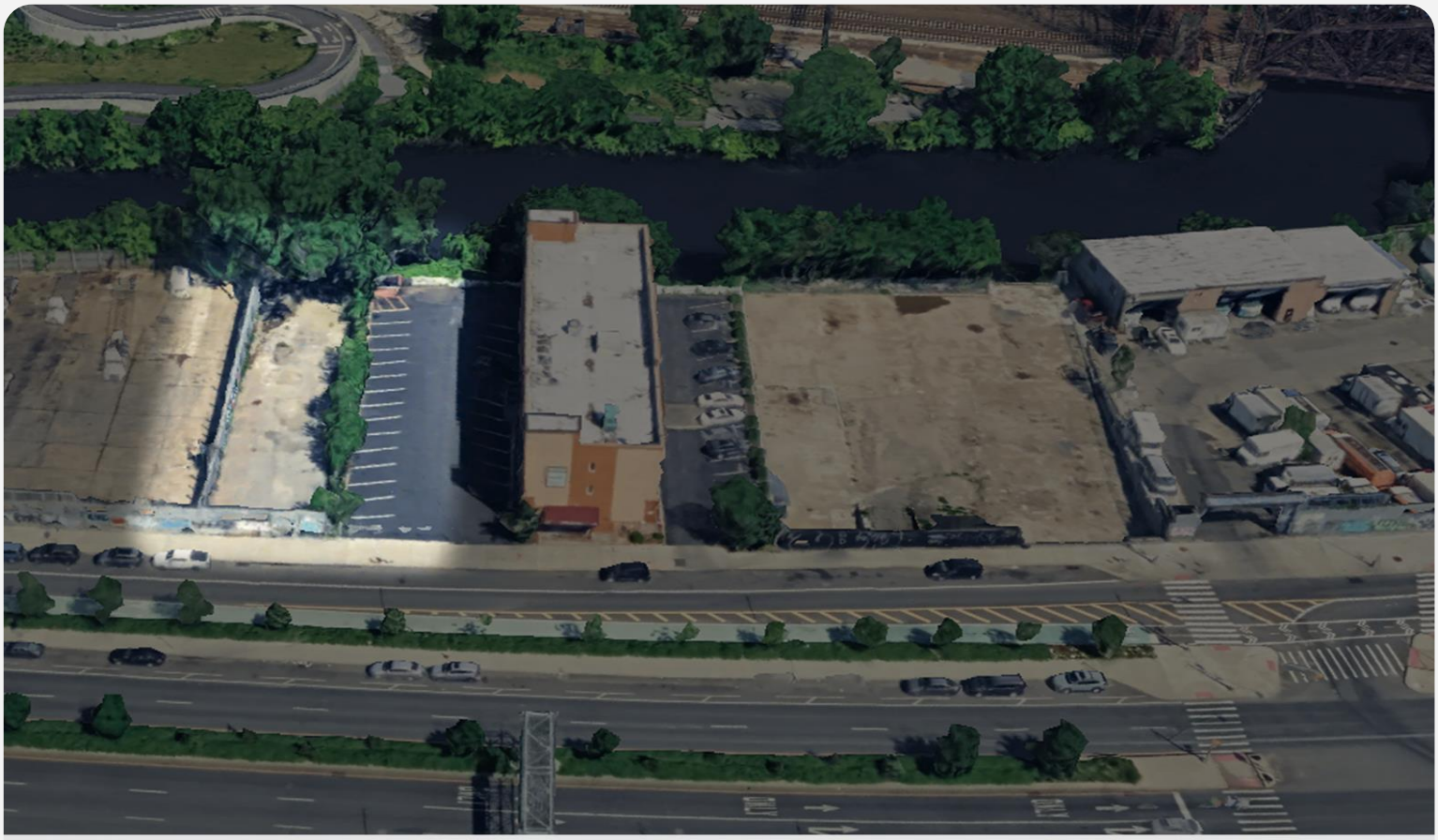
Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com

David Raciti ◦ (914) 775-7322
draciti@rmfriedland.com

Michelle Lala ◦ (914) 861-3183
mplala@rmfriedland.com

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1458 Sheridan Expressway





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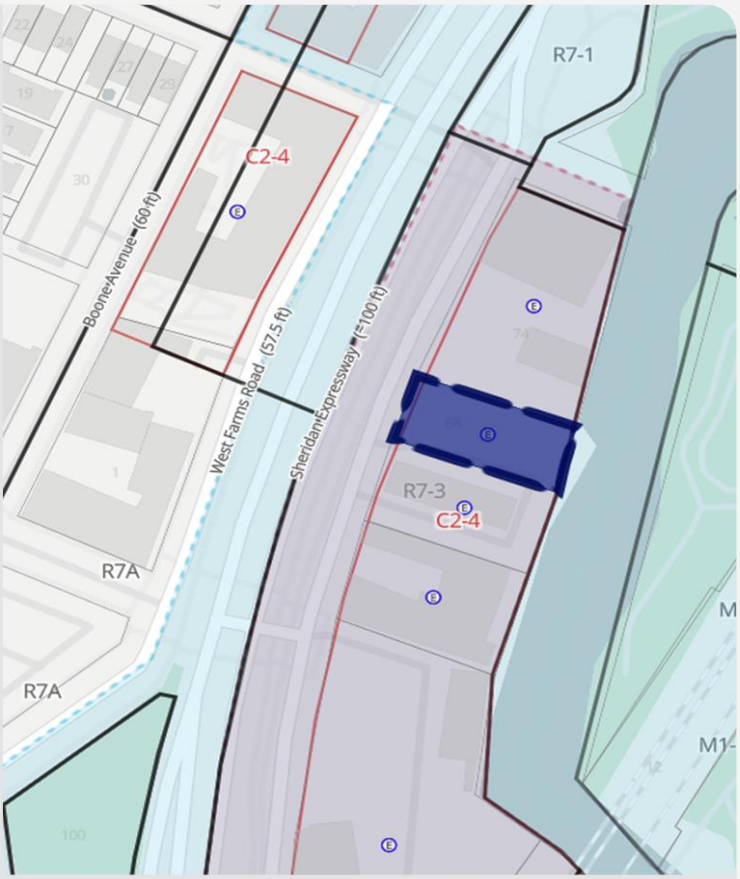
1458 Sheridan Expressway

1458 SHERIDAN EXPWY SR, 10459
Bronx (Borough 2)
Block 3017 / Lot 68

Zoning District
R7-3 / C2-4

Intersecting Map Layers
Mandatory Inclusionary Housing Area
FRESH Zone
Waterfront Block
Coastal Zone
Flood Zone (2007 & 2015 Maps)
Appendix I

NYC PLANNING ***SOURCE:*** **zola.planning.nyc.gov**





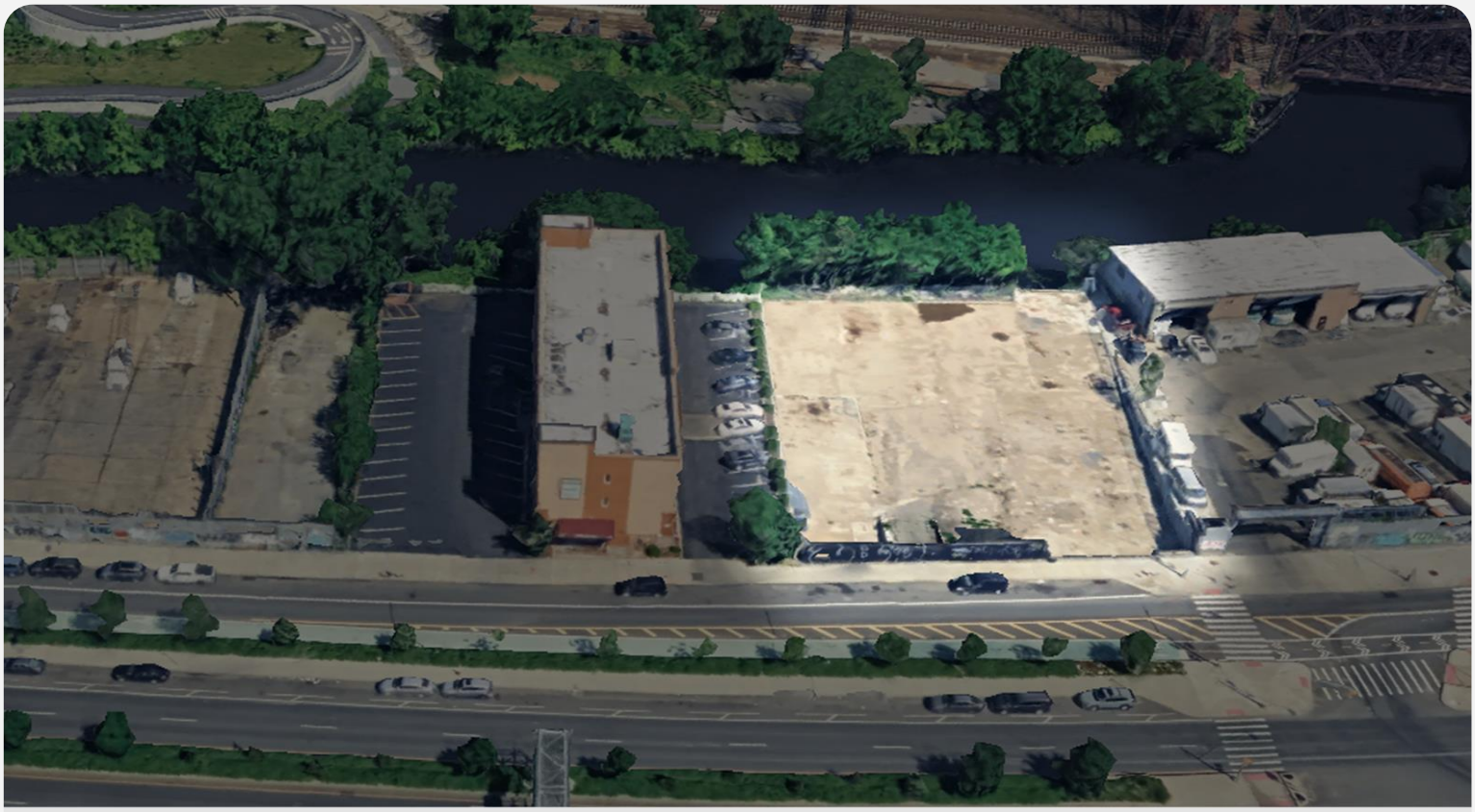
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1428 Sheridan Expressway





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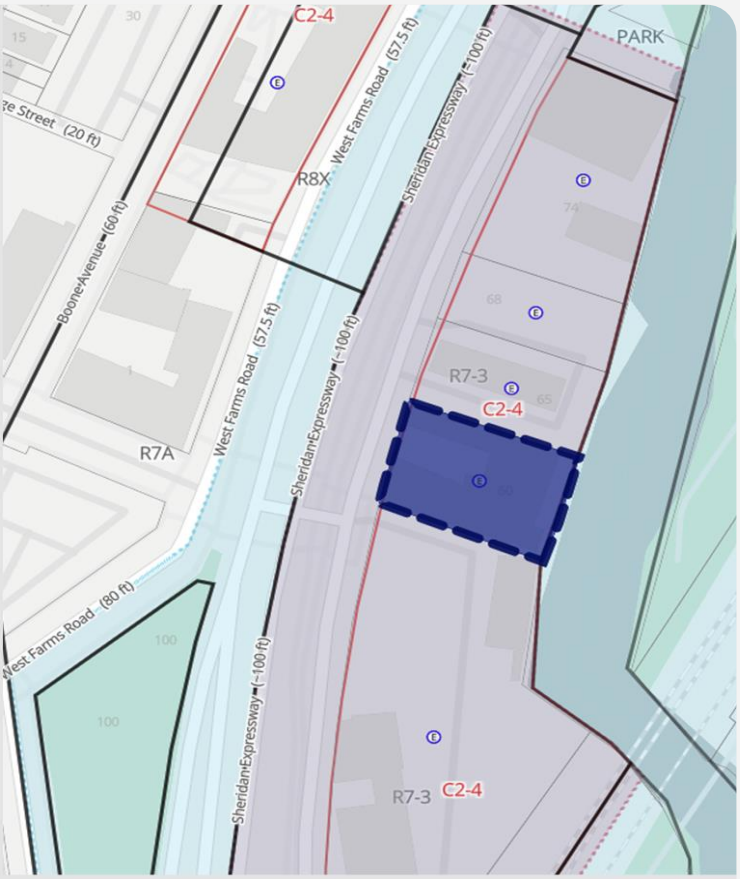
1428 Sheridan Expressway

1428 SHERIDAN EXPWY SR, 10459
Bronx (Borough 2)
Block 3017 / Lot 60

Zoning District
R7-3 / C2-4

Intersecting Map Layers
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Waterfront Block
Coastal Zone
Flood Zone (2007 & 2015 Maps)
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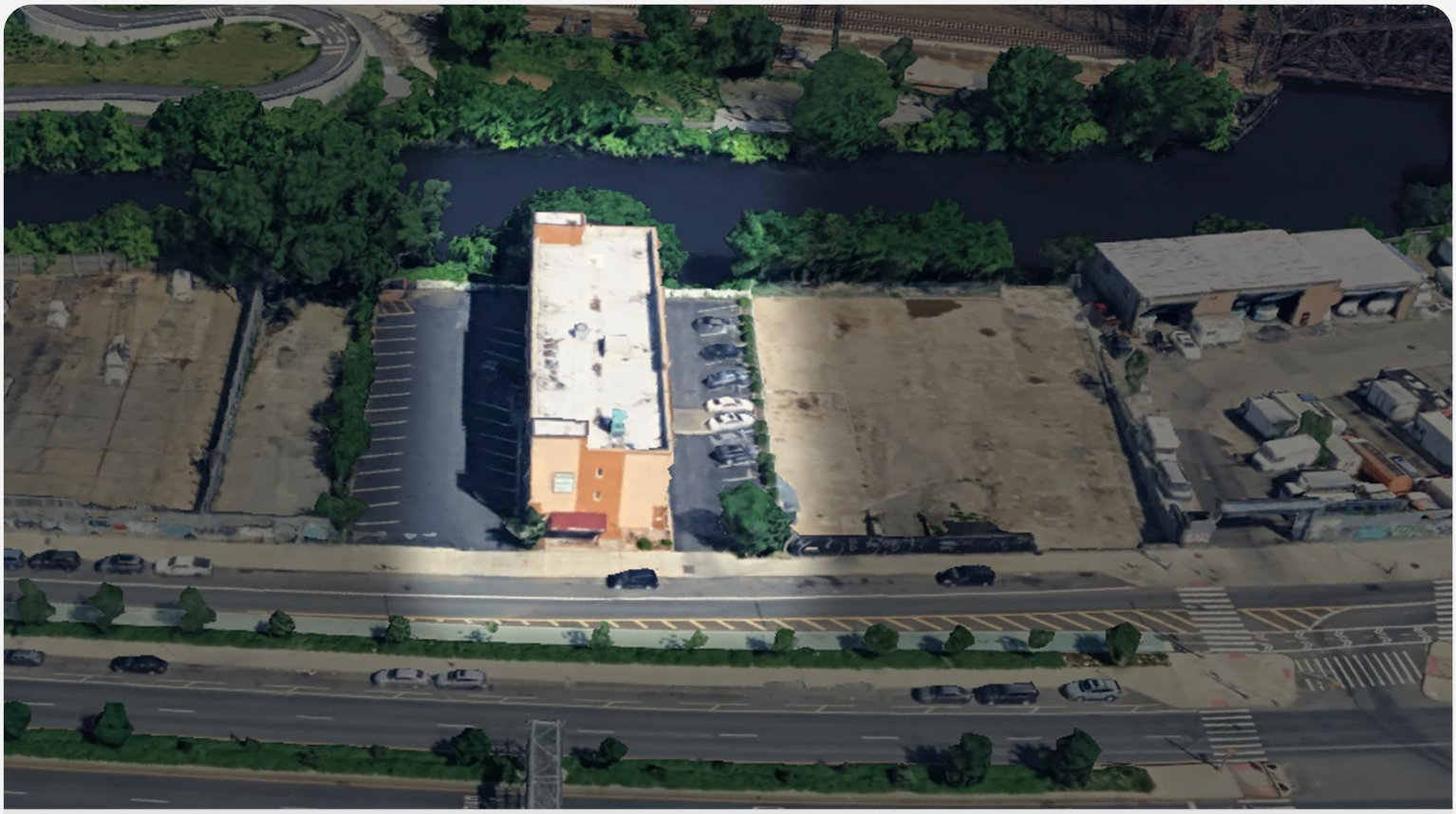
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1440 Sheridan Expressway (Air Rights Only)





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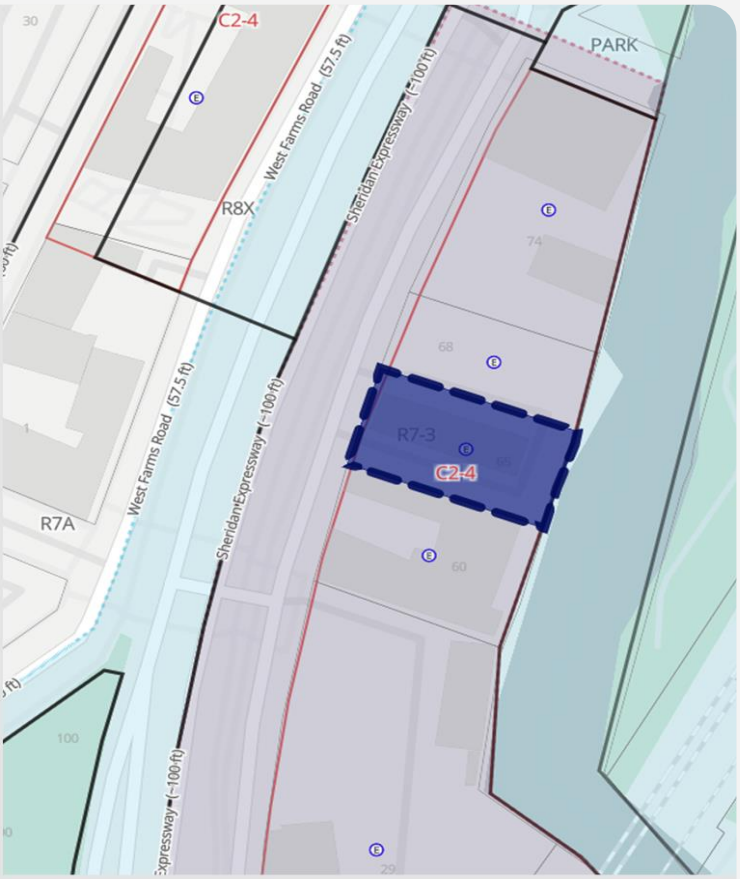
1440 Sheridan Expressway (Air Rights Only)

1440 SHERIDAN EXPWY SR, 10459
Bronx (Borough 2)
Block 3017 / Lot 65

Zoning District
R7-3 / C2-4

Intersecting Map Layers
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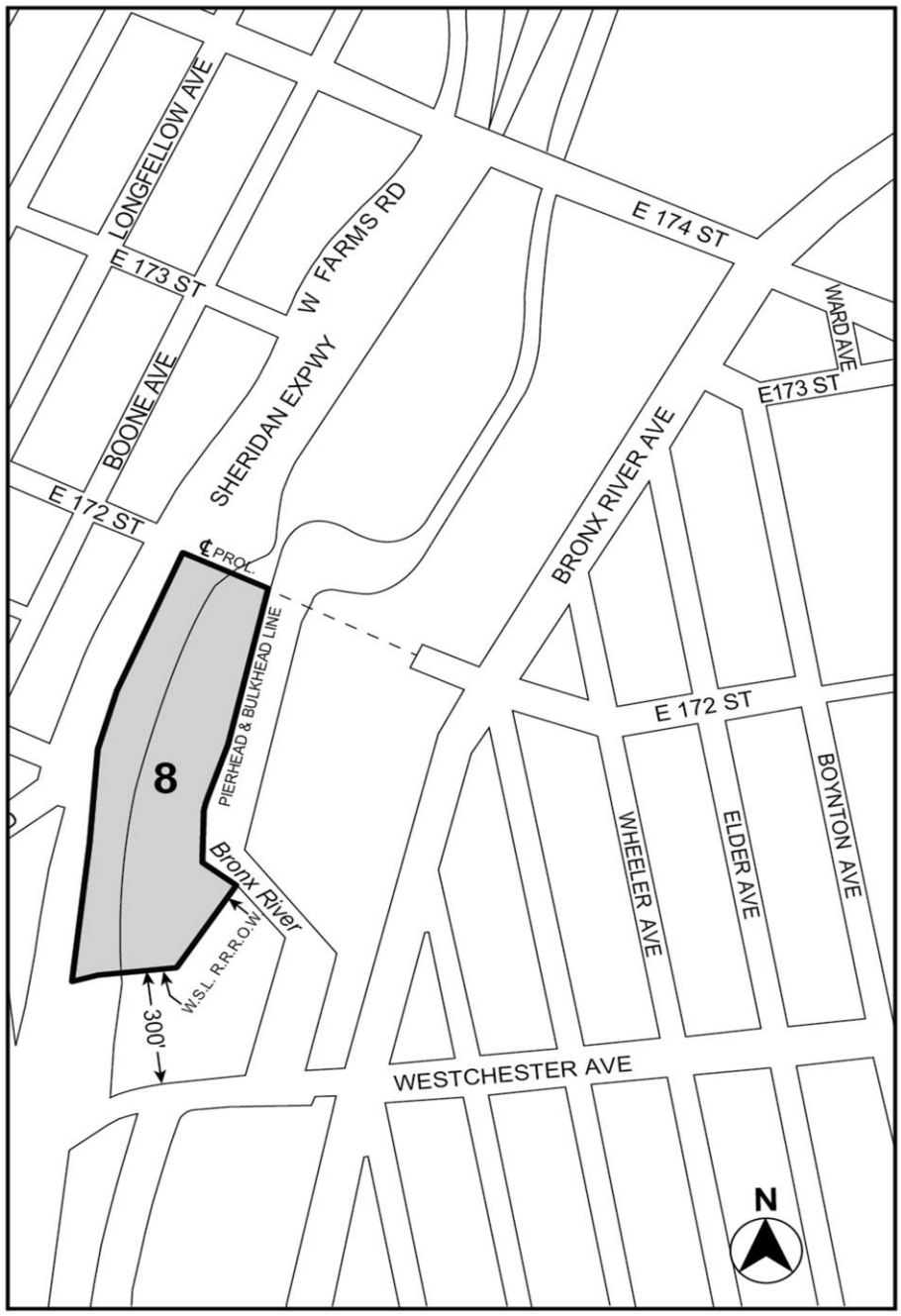
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MIH Options for Sheridan Sites

Source
https://zr.planning.nyc.gov/appendix-f-mandatory-inclusionary-housing-areas-and-former-inclusionary-housing-designated-areas-2#:~:text=Map%203%20%E2%80%93%20(10%2F27%2F16)



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **8** — 9/28/23 MIH Program Option 1 and Option 2

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