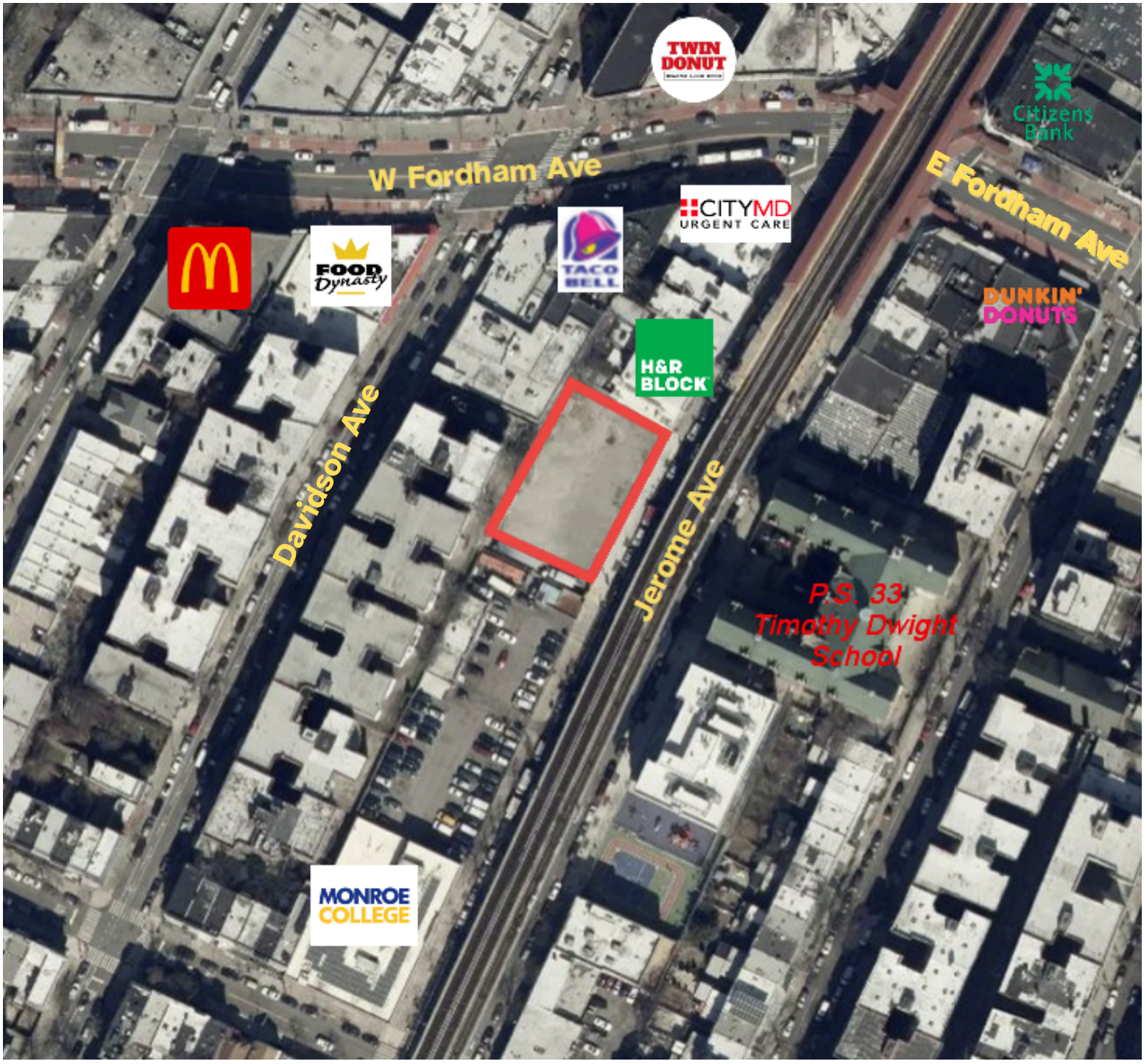
DEVELOPMENT OPPORTUNITY - 17,250 SF OF LAND

2415-2429 Jerome Avenue, Bronx, NY, 10468

(Between Fordham Road and 184th Street)



CONTACT: **Rick Stassa**
Emerald Commercial Properties, LLC
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EMERALD COMMERCIAL PROPERTIES

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GROUND LEASE / PURCHASE

- **Annual Ground Rent:** $1,000,000
- **Rent Escalation:** 3% Annual Increases
- **Fee Interest:** Following the passing of the current owner, lessee may elect to purchase the fee interest at 12.5x the then-current annual ground rent

THINGS TO KNOW

- **Total Area:** Approx. 17,250 SF across 7 lots
- **Zoning:** R7-1/C2-4
- **FACILITY FAR:** 4.8
- **Development Potential:** Approx. 82,800 buildable SF
- **Height:** Permits development up to a 6-story building

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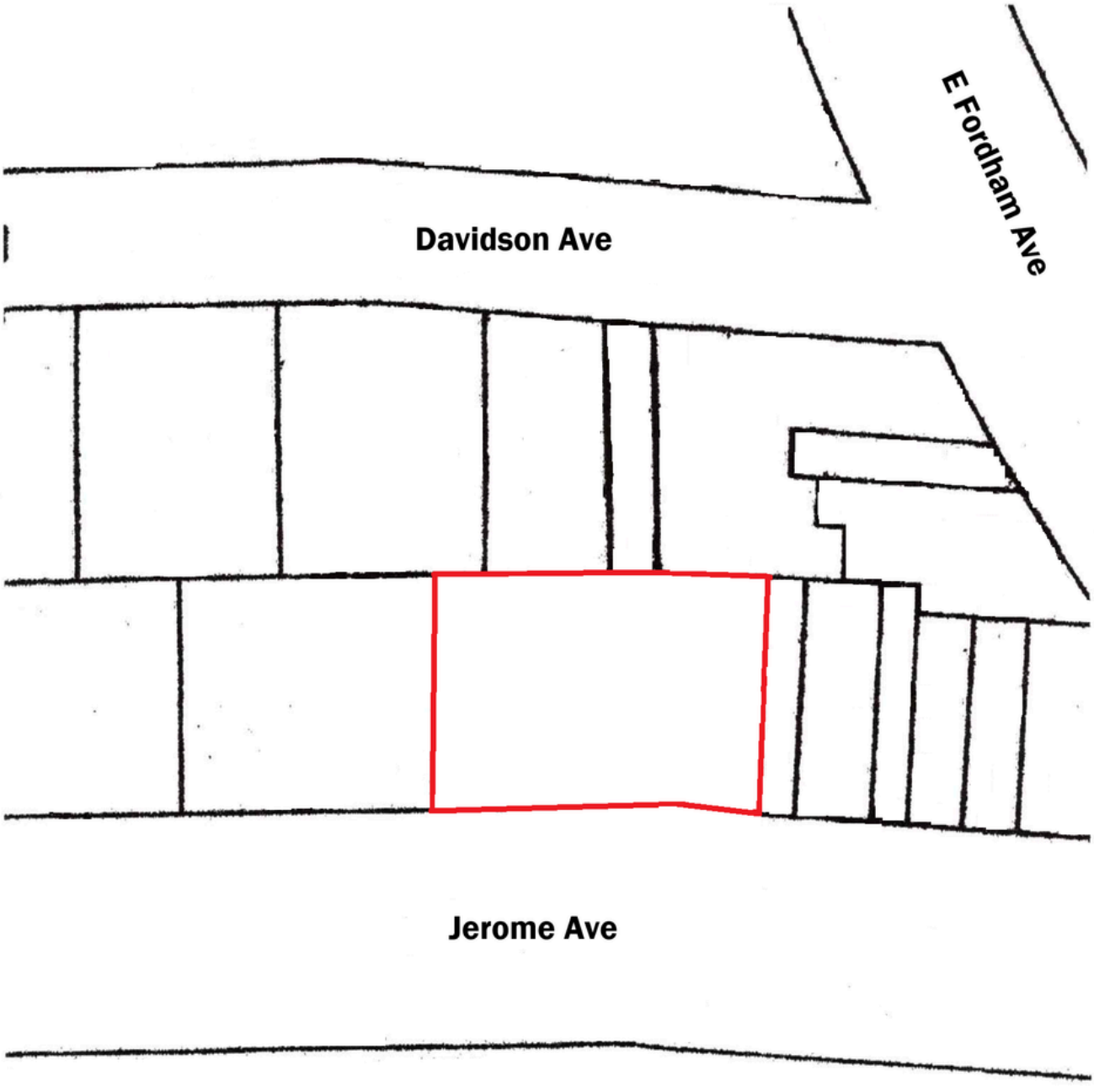
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