

1932 McGraw Avenue, Bronx, NY 10462

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



- R6 zoning / 2.20 FAR allowing for over 15,000 BSF which includes neighboring air rights
- 3,817 SF lot located on McGraw Avenue between Metropolitan Avenue and Pugsley Avenue
- Ideal development opportunity for supportive housing project or non-profit use
- Site can be a great candidate to utilize the new "City of Yes" UAP program which will allow for up to 21,711 buildable square feet.
- Option to be delivered vacant or with proposed plans for 16,100 SF to yield 23 residential units and 6 open parking spaces
- Situated in the heart of Parkchester, around the corner from Hugh J. Grant Circle with "6" Train Subway and an abundance of retailers along Westchester Ave and Metropolitan Ave
- A handful of new projects are in the works in the Parkchester neighborhood including 1550 White Plains Road and 1847 Cross Bronx Expressway

Block / Lot	3931 / 18
Lot Dimensions	50.15' x 78.15'
Lot Sq. Ft.	3,817
Zoning	R6
Base FAR	2.20
FAR (City of Yes)	3.90
Buildable Sq. Ft. - As-of-Right (Including Air Rights from Lot 21)	15,222
Buildable Sq. Ft. - City of Yes (Including Air Rights from Lot 21)	21,711
Air Rights Sq. Ft. From Lot 21	6,825
Total Floor Area Sq. Ft (Inclusionary)	16,100
Tax Class	1B
Assessment (24/25)	\$11,640
Real Estate Taxes (24/25)	\$2,338

*All square footage/buildable area calculations are approximate

Asking Price: \$1,900,000

Confidentiality Agreement →

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

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For Financing Information:

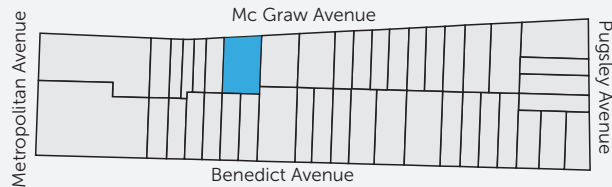
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3931 Block | 18 Lot | 50.15' x 78.15' Lot Dimensions | 3,817 Lot Sq. Ft.



South side of Mc Graw Avenue, between Metropolitan Avenue and Pugsley Avenue

Retail

- 1 Rainbow Shops
- 2 Walgreens
- 3 T-Mobile
- 4 CTown Supermarket
- 5 Dollar Tree

Food & Beverage

- 6 Kennedy Chicken
- 7 Step In
- 8 Halalbee's
- 9 Texano Restaurant

Entertainment and Activities

- 10 Blink Fitness Parkchester

Educational

- 11 Parkchester Library
- 12 Bronx Charter School for Excellence 1

Bank

- 13 Chase Bank
- 14 Santander Bank



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