For Sale

MIXED-USE BRONX DEVELOPMENT SITE

LARGE CORNER SITE

PRICE REDUCED
$5,500,000

PRICE / BSF
$82



67,000 BUILDABLE SF MIXED-USE DEVELOPMENT SITE ON A CORNER LOT WITH 263 FEET OF COMBINED FRONTAGE ALONG SOUTHERN BOULEVARD

458 Southern Boulevard, The Bronx - Presenting this approximately 66,984 BSF development site located in the Mott Haven section of The Bronx. The property consists of an approximately 16,746-square-foot corner parcel with 263 feet of combined frontage. The site is currently improved with a one-story, approximately 1,560-square-foot vacant commercial building constructed in the 1940s.

We estimated that split zoning places approximately half the 16,746 SF site in R7X MIH/C1-4 and half in M1-2. Applying the full 6.0 residential FAR to the R7X portion produces approximately 50,238 residential BSF (3.0 blended FAR), while applying the full 2.0 commercial/manufacturing FAR to the M1-2 portion produces approximately 16,746 commercial/industrial BSF (1.0 blended FAR). Together, these produce a blended 4.0 FAR and 66,984 BSF. Permitted uses include residential and retail within R7X/C1-4, and retail, office, outpatient medical and light-industrial uses within M1-2.

The property offers convenient access to public transportation. The East 149th Street and East 143rd Street-St. Mary's Street subway stations are steps away and the Bx19 bus also provides service along Southern Boulevard.

The surrounding neighborhood offers a variety of shopping, dining, healthcare and recreational amenities. Nearby destinations include supermarkets and grocery stores along Southern Boulevard, Southern Pizza II, Boca Pharmacy on Willis Avenue, St. Mary's Park and NYC Health + Hospitals/Lincoln.

Lot Size:
16,746 SF

Split Zoning:
R7X MIH, C1-4, M1-2

Blended FAR:
4.0 (3 UAP + 1 IND)

Buildable SF:
66,984 SF

Est Tax Bill:
$54,633

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

RM FRIEDLAND
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458 Southern Boulevard





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458 Southern Boulevard

458 SOUTHERN BOULEVARD, 10455
Bronx (Borough 2)
Block 2600
Lot 30

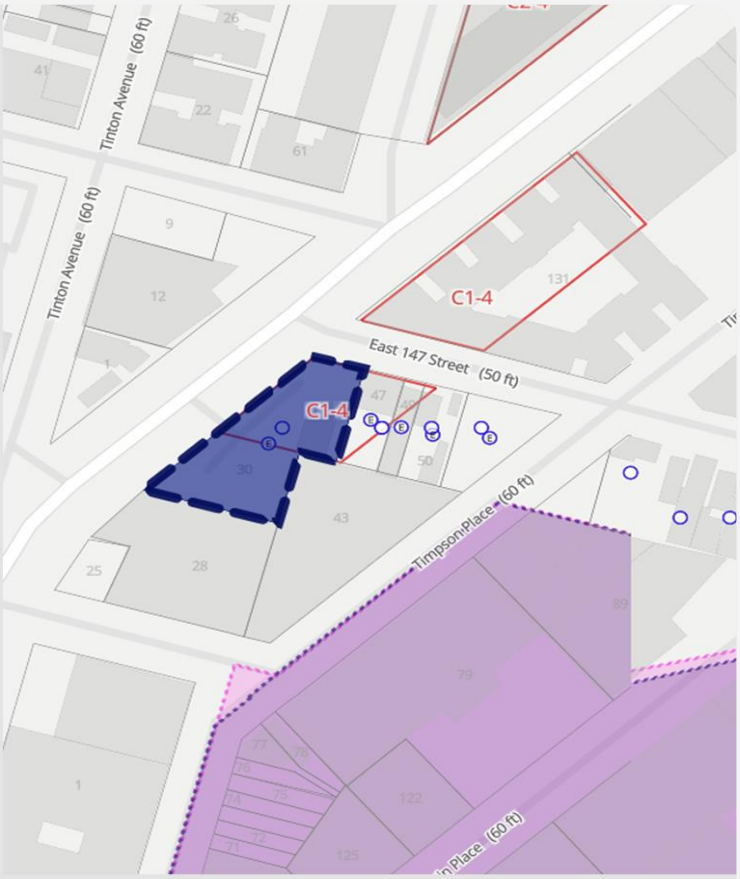
Zoning Districts

R7X / M1-2 / C1-4

Intersecting Map Layers

Mandatory Inclusionary Housing Area
FRESH Zone
Environmental Designation
Appendix I

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





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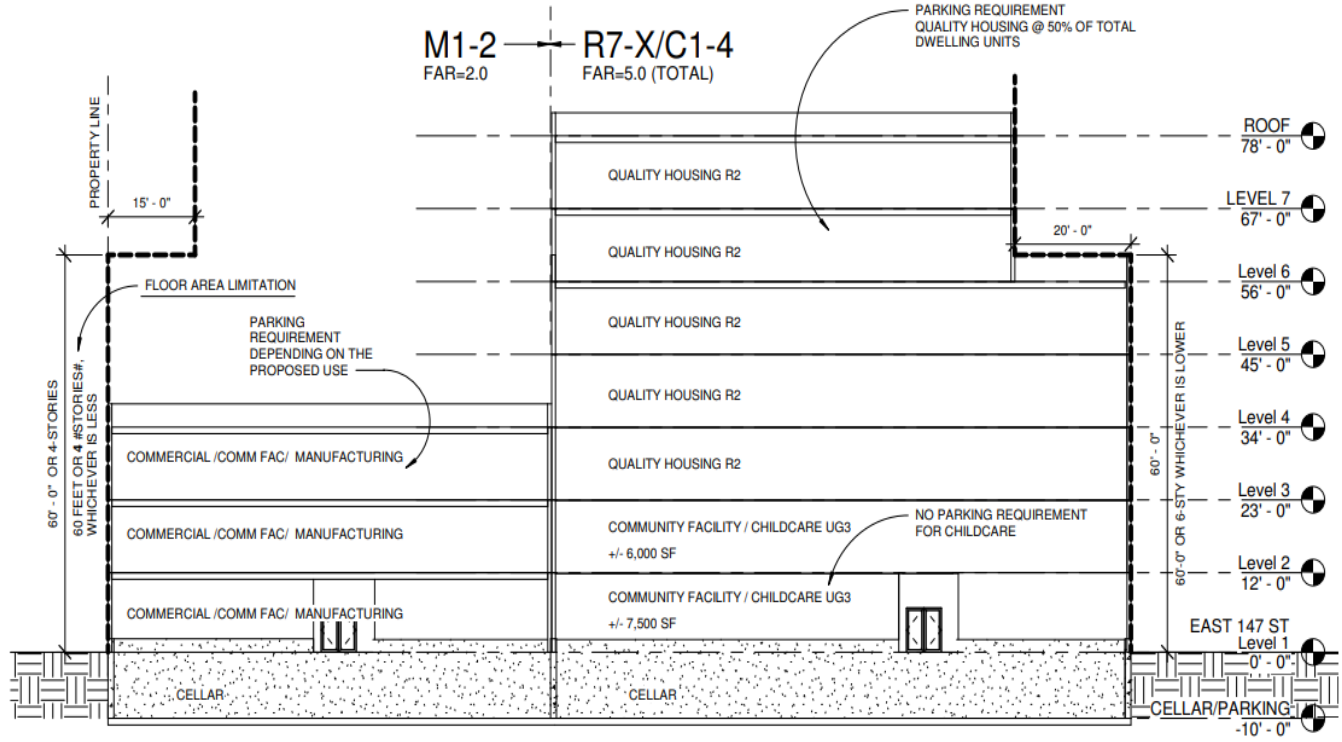
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458 Southern Boulevard

Architect's Zoning & Lot Analysis





1 SCHEMATIC BLDG SECTION
1/16" = 1'-0"

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M1-2 Allowed Uses

Use group	Description	M1-2 status
I	Agriculture and open uses	🟡 Mostly permitted
II	Residences	❌ Generally not permitted
III(A)	Community facilities with sleeping accommodations	❌ Generally not permitted
III(B)	Community facilities without sleeping accommodations, including certain medical facilities	🟡 Permitted with limitations
IV(A)	Public-service facilities	✅ Permitted
IV(B)	Infrastructure	🟡 Mostly permitted
IV(C)	Renewable energy	✅ Permitted
V	Hotels and transient accommodations	🟡 Limited or special approval
VI(A)	Retail	🟡 Mostly permitted
VI(B)	Services	✅ Permitted
VII	Offices and laboratories, including certain medical offices	✅ Permitted
VIII	Recreation, entertainment and assembly	🟡 Mostly permitted
IX(A)	General storage	🟡 Mostly permitted
IX(B)	Specialized storage	✅ Permitted
IX(C)	Vehicle storage	✅ Permitted
X	Production and manufacturing	✅ Permitted

Some M1-2 permitted uses

- **Medical:** Outpatient medical offices, clinics and ambulatory diagnostic or treatment facilities are generally permitted, subject to applicable licensing. Patients may not be admitted overnight. ****https://zr.planning.nyc.gov/article-iv/chapter-2/42-131*
  https://zr.planning.nyc.gov/article-iv/chapter-2/42-132
  https://zr.planning.nyc.gov/article-iv/chapter-2/42-17

- **Retail and office:** Most retail, service, professional-office and laboratory uses are permitted. ****https://zr.planning.nyc.gov/article-iv/chapter-2/42-161*
  https://zr.planning.nyc.gov/article-iv/chapter-2/42-17

- **Industrial:** Permitted uses include warehousing, repair, food production, printing, woodworking, furniture, apparel, pharmaceuticals, medical equipment, metal fabrication, machinery and electronics, subject to M1 performance standards. ****https://zr.planning.nyc.gov/article-iv/chapter-2/42-19*
  https://zr.planning.nyc.gov/article-iv/chapter-2/42-201
  https://zr.planning.nyc.gov/article-iv/chapter-2/42-40

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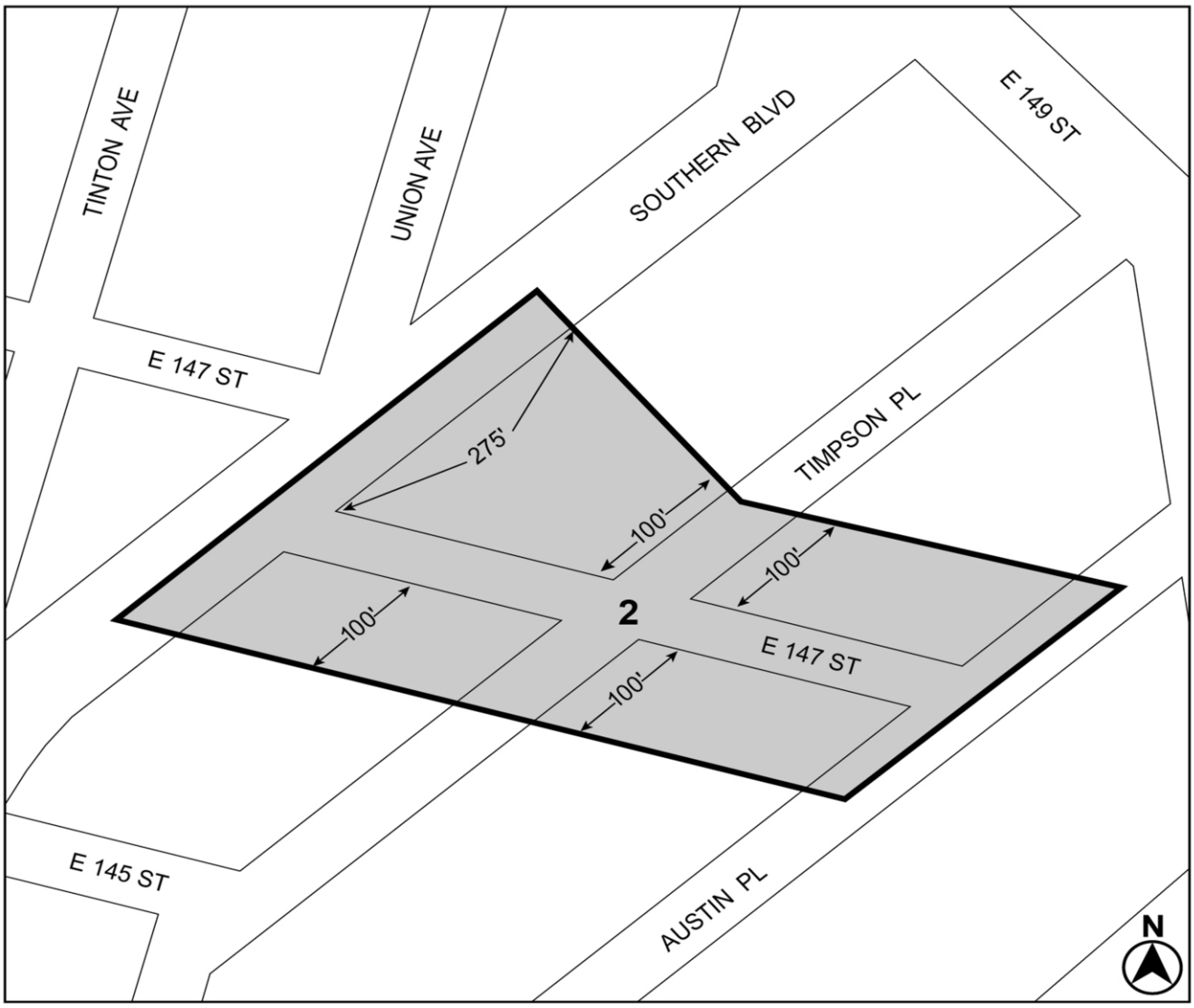
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MIH Options for Southern Blvd.

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 **2** – 10/27/16 MIH Program Option 1 and Deep Affordability Option

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