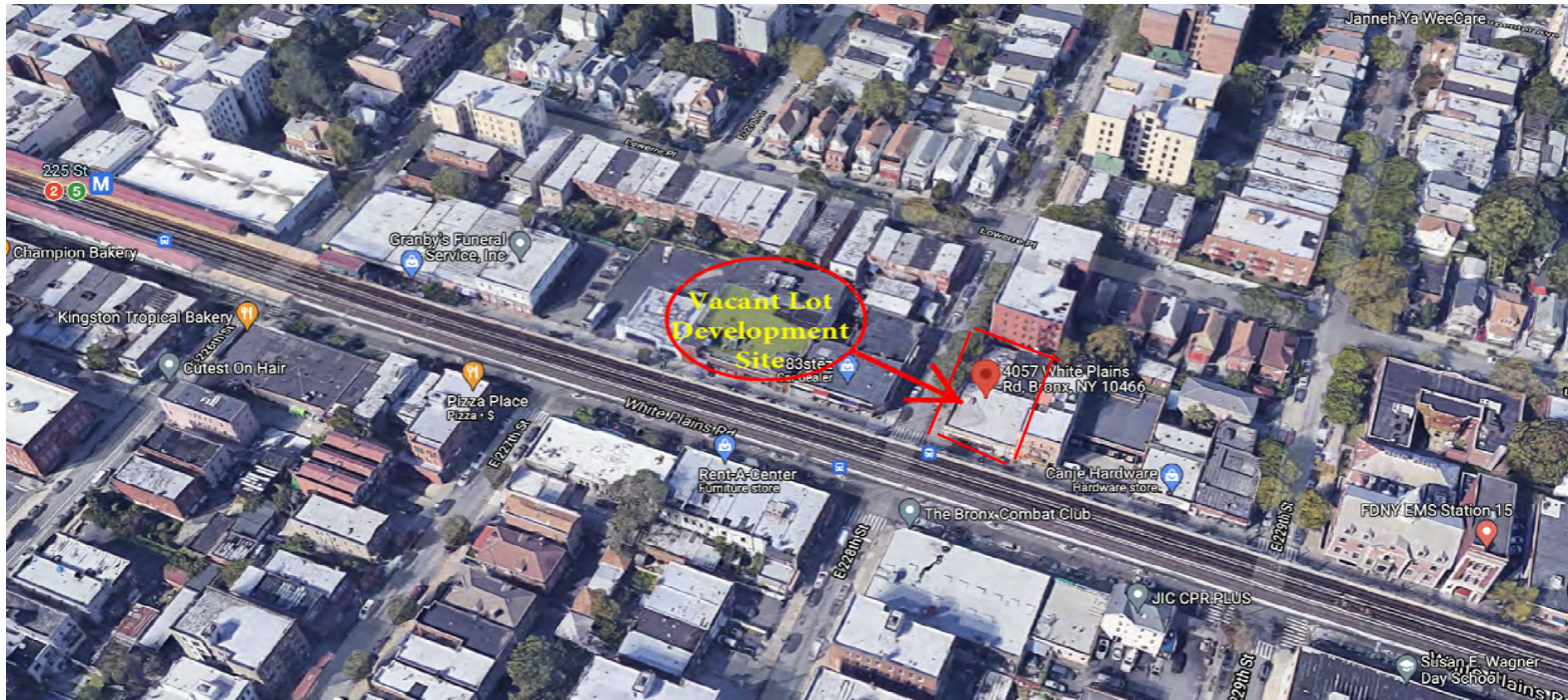


DEVELOPMENT SITE FOR SALE

\$1,995.000

4057 White Plains Road, Bronx NY 10466

Building has been removed and cleared to be sold for New Development Site



Contact: Bruce Wenig 914.902-3252 or online at Bwenig@kw.com

1. Overview

Address

Primary address	4057 White Plains Rd
Alternate address(es)	691-697 E 228th St
	4051-4057 White Plains Rd
Zip code	10466
Neighborhood	Wakefield
Borough	Bronx
Block & lot	04831-0011

Owner

Name	Arrow Cycle Inc
Address	4055 White Plains Rd
	Bronx, NY 10466
Purchase date	07/14/1976
Purchase price	\$0

Property Taxes

Tax class	4
Property tax	\$32,676

Lot

Lot sqft	5,625
Lot dimensions	56.25 ft x 100 ft
Ground elevation	165 ft
Corner lot	No

Zoning

Zoning districts	R6, C2-4
Zoning map	2b

Building

Building class	One Story Retail Building (K1)
Square feet	5,600
Building dimensions	56.25 ft x 100 ft
Buildings on lot	1
Stories	1
Roof height	24 ft
Year built	1928
Structure type	Small retail
Construction type	Masonry
Grade	C+

Use

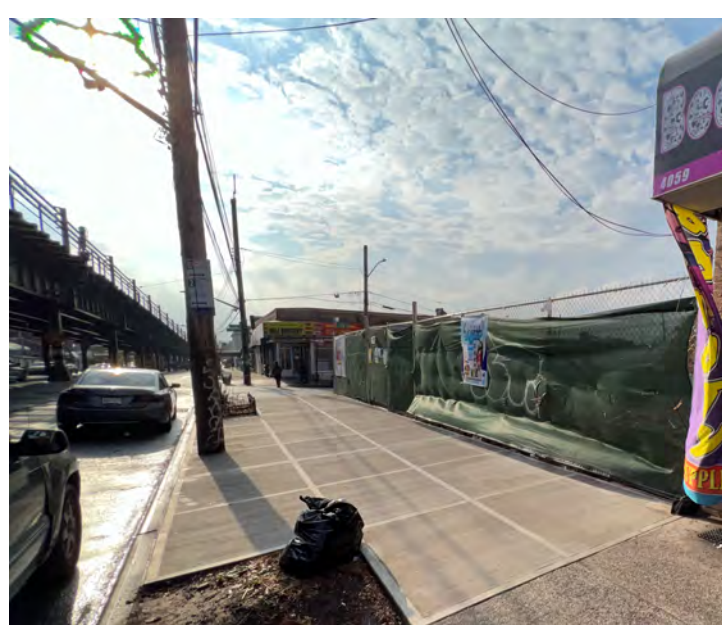
Commercial units	2
Retail sqft	5,600
Certificate(s) of occupancy	Click here

Floor Area Ratio (FAR)

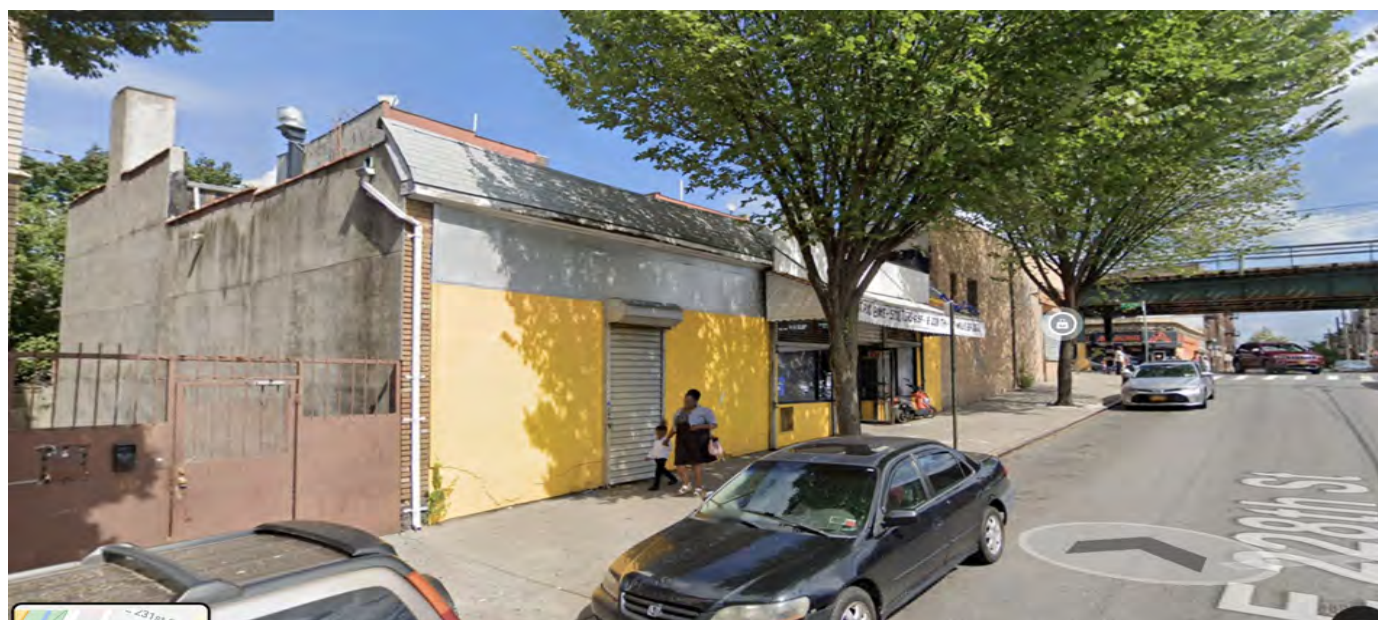
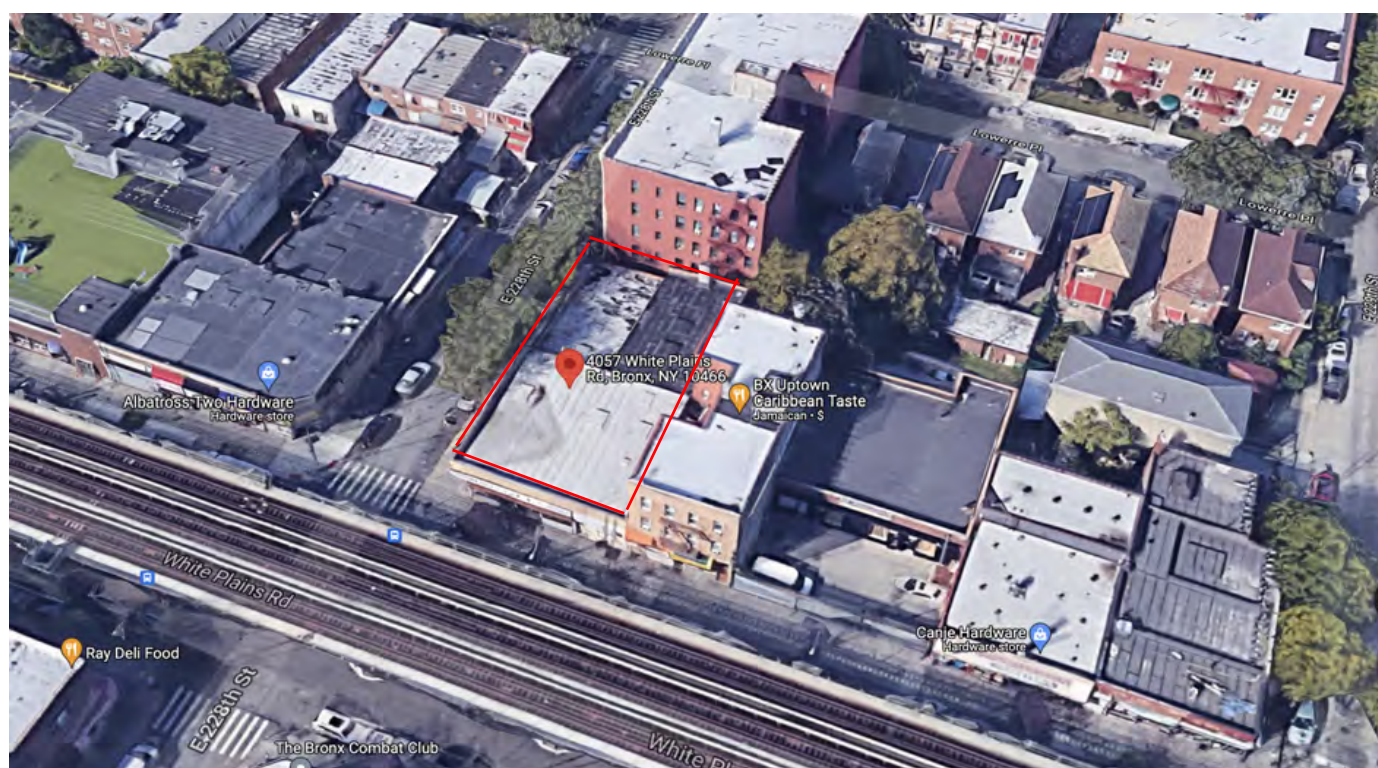
Residential FAR	2.43
Facility FAR	4.8
FAR as built	1.00
Allowed usable floor area	13,669
Usable floor area as built	5,625
Unused FAR	8,044

Violations

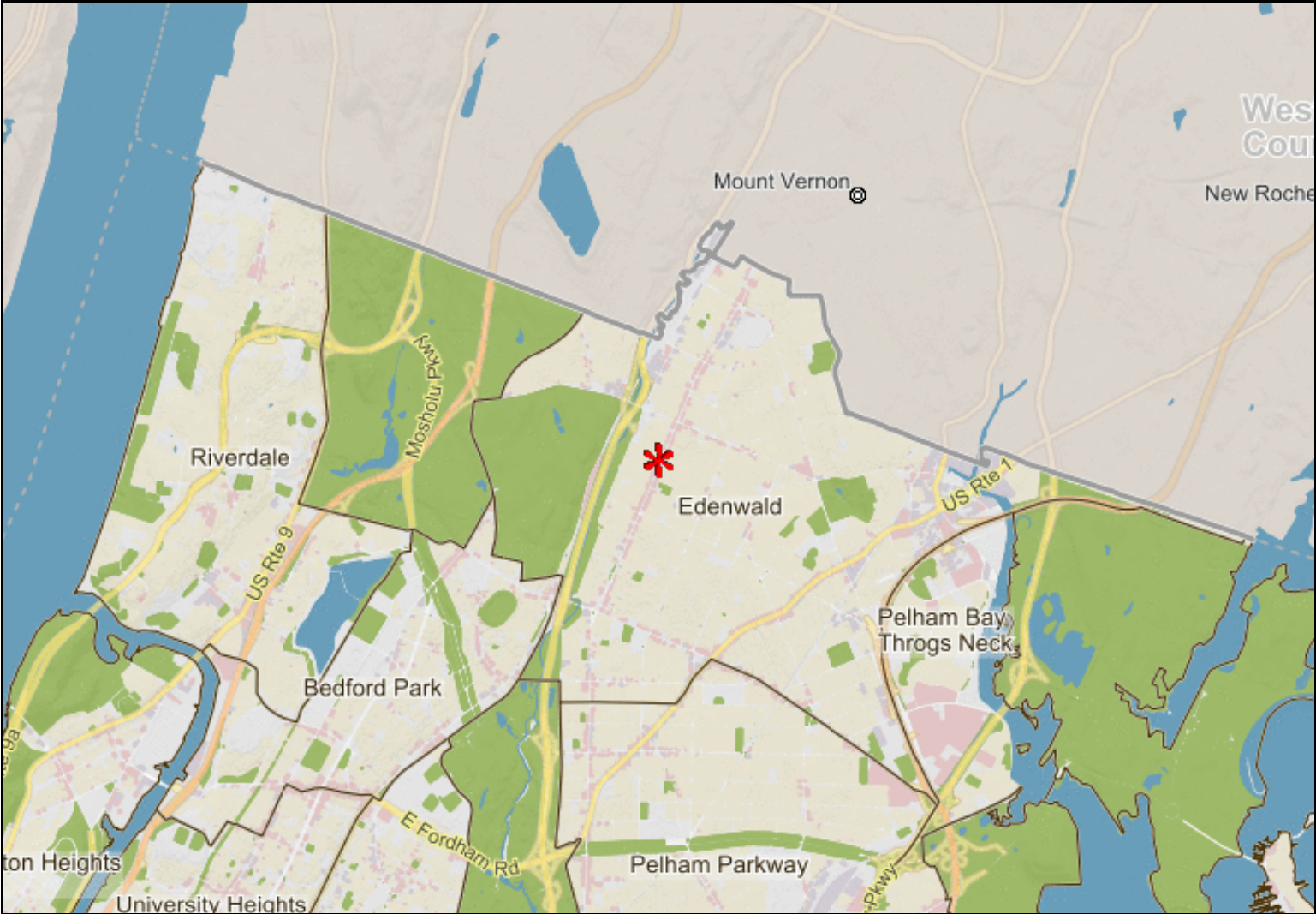
DOB violations	1
ECB violations	1



Building's below have been removed and cleared to be sold for New Development Site



Maps

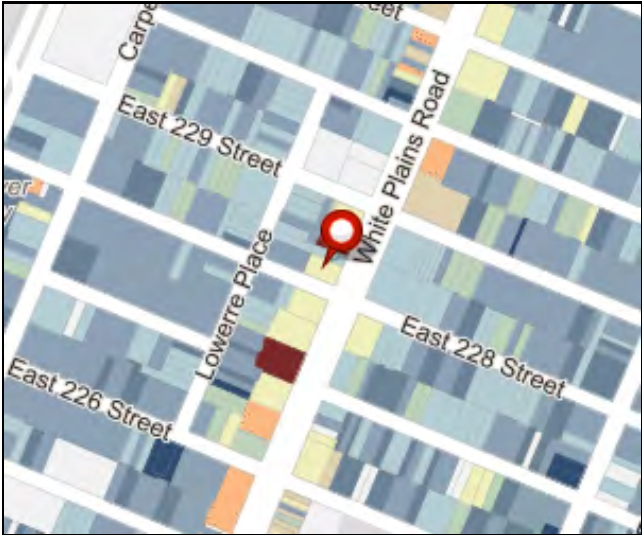


Click on the map to expand.

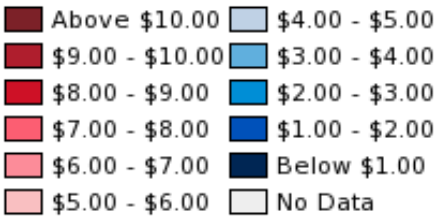
Community district	12	Closest police station	0.63 Miles
School district	11	Closest fire station	0.28 Miles
Census tract	408	Tax map	21701
Lat/Long	40.89016, -73.85955	Sanborn map	222 003

Current tax	\$305,550	x	10.6940%	=	\$32,676
Total abatements				-	\$0
Property tax				=	\$32,676

For more information, you can view this property's assessment, tax bill, and account statements by clicking [here](#) and entering the Borough, Block, & Lot.



This map shows property tax in correlation with square footage of the property.



Property tax	\$32,676
Tax year	2021-2022
Square feet	5,600
Tax per sqft	\$6

Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and nonprofit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#), [421a Program](#) and the [Cooperative and Condominium program](#).

We believe that no exemptions or abatements currently apply to this property.

Development

Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

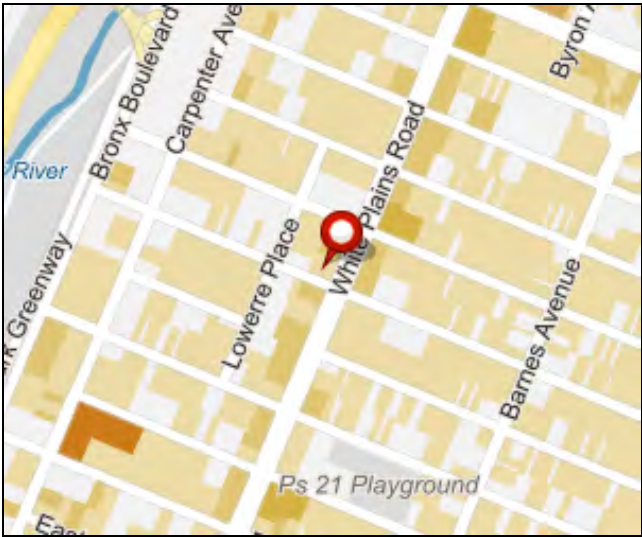
The maximum usable floor area is calculated by multiplying the size of the lot by the larger of the residential or commercial FAR.

Area of lot in square feet		5,625
FAR	x	2.43
Maximum usable floor area of building	=	13,669

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

Maximum usable floor area		13,669
Usable floor area	-	5,625
Unused buildable square feet ("air rights")	=	8,044



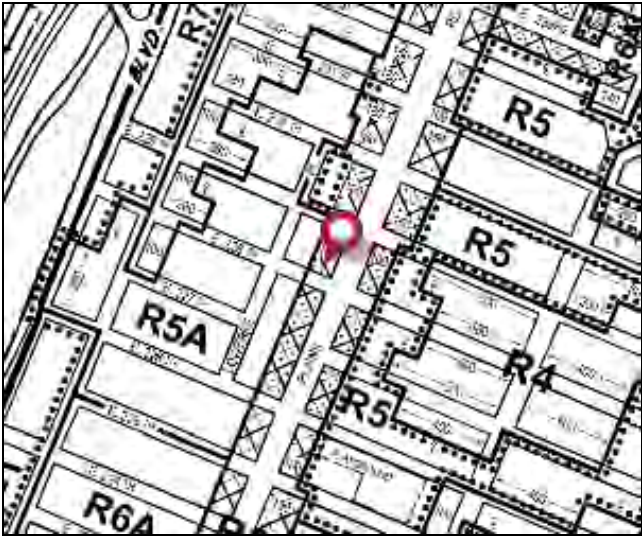
Opportunity by parcel	Very little opportunity
Above 250.000 sqft	30.000 - 60.000 sqft
100.000 - 250.000 sqft	10.000 - 30.000 sqft
60.000 - 100.000 sqft	Below 10.000 sqft

Residential FAR	2.43
Facility FAR	4.8
FAR as built	1.00

Zoning

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are

subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



R Residential district

C Commercial district

M Manufacturing district

Rezoning Proposal Active

Rezoning Recently Adopted

This map was created from the NYC [Department of City Planning's](#) online zoning map files. It includes updates found in those files through 4/22/2020.

Zoning Designation

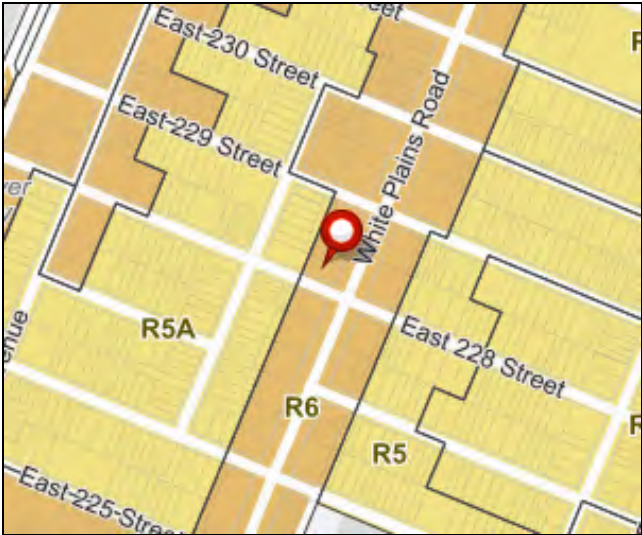
Residential	R6
Commercial	C2-4
E-Designation	E-279

Rezoning Projects

We have no information to indicate that there is a rezoning planned.

For more information about zoning district regulations, click [here](#).

Residential



Parcel Vicinity

Frontage(s)	E 228 St (narrow)
	White Plains Rd (wide)

R6

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale 'tower in the park' developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. [More info](#)

Commercial Overlay

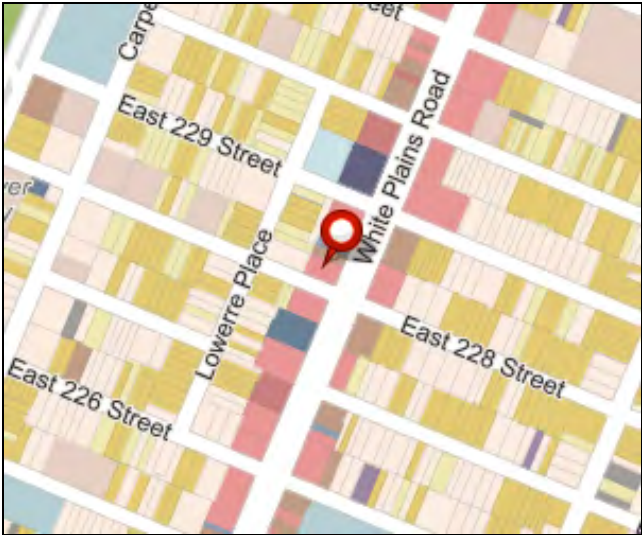
C2-4

Neighborhood

Building Class

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



 Building class: **One Story Retail Building (K1)**

- | | |
|--|---|
|  Residential, 1 fam |  Transportation facilities |
|  Residential, 2 fam |  Industrial |
|  Condos | |
|  Walkups |  Places of public assembly (indoor) & cultural |
|  Elevator |  Schools |
| |  Churches |
|  Store + apts, lofts |  Health & social care |
|  Theatres & hotels |  City buildings |
|  Businesses |  Outdoor recreation facilities & cemeteries |
|  Offices | |
|  Residential and commercial |  Vacant lots |
|  Residential and industrial |  Misc |
|  Commercial and industrial |  Unknown |

Urban Landscape Maps



Click on the map to expand.

* Year built: 1928

On this color-coded map, view the year each property was built.

- 2015 and later
- 2010 - 2014
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- older than 1900



Click on the map to expand.

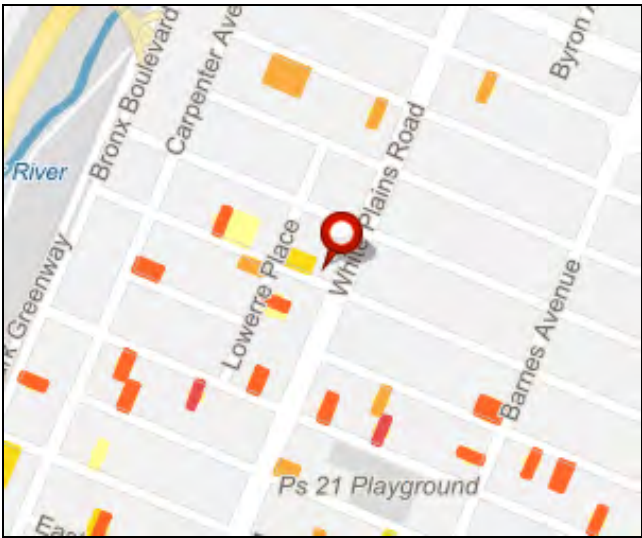
* Stories: 1

On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

HPD Alternative Enforcement Program

The HPD Alternative Enforcement Program map is based on the current month's HPD violations in a building divided by the number of units in the building. It takes in consideration the open hazardous and immediately hazardous violations (I/B/C class) in the last 5 years.



- Properties over the HPD-AEP threshold
- More than 600% over
 - 300% to 600% over
 - Up to 300% over
- Properties below the HPD-AEP threshold
- 80% to 99%
 - 60% to 80%
 - 50% to 60%
- HPD-AEP threshold for buildings having:
- 3 to 14 units = 5 violations/unit
 - 15 units or more = 3 violations/unit

For more information, visit the [HPD website](#).

Distance to Schools



Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

- Elementary schools
- District boundary
 - Attendance zone
 - Unzoned area
- School locations
- Zoned
 - Other public
 - Charter
 - Private

School district

Attendance Elementary School(s)

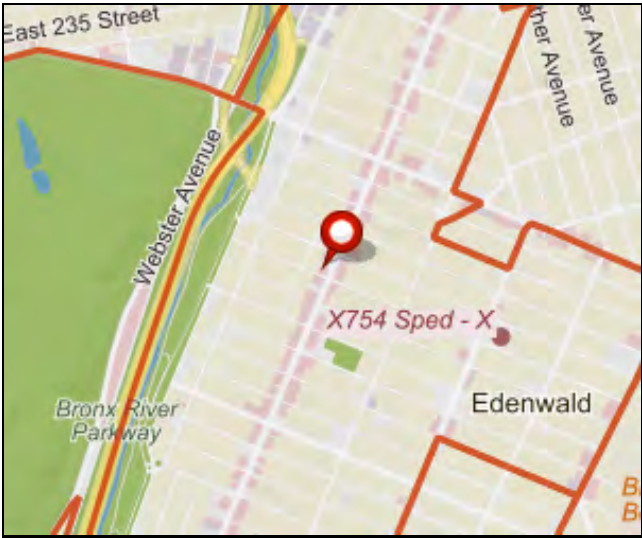
Nearest Public Elementary School (not zoned)

School	P.S. 344 - X
School code	10X344
Distance (miles)	1.741
Principal	Christine McCourt
Phone number	(718) 548-3451
Quality score	Good

Find more info at [NYC Department of Education](#)

Nearest Private Elementary School

School	St Mary School
Distance (miles)	0.23
Principal	Fran Bulfamante
Phone number	(718) 547-0500



Middle School Proximity

This map shows zoned Middle School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

- Middle schools

District boundary

Attendance zone

Unzoned area
- School locations

Zoned

Other public

Charter

Private

School district11

Attendance Middle School(s)

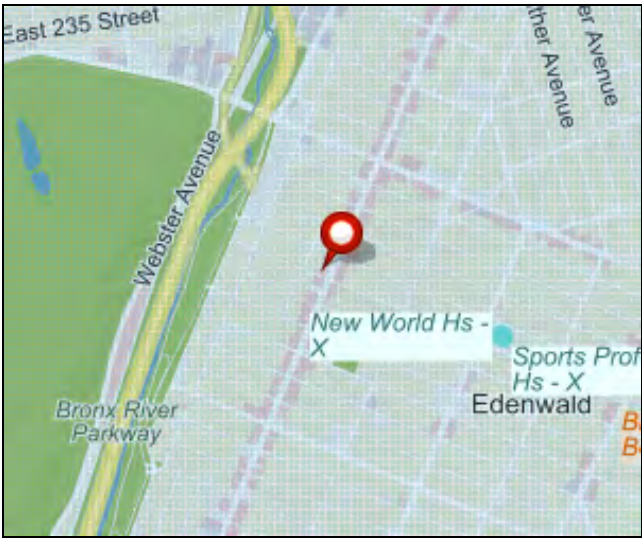
Nearest Public Middle School (not zoned)

School	M.S./H.S. 272 - X
School code	11X272
Distance (miles)	0.65

Find more info at [NYC Department of Education](#)

Nearest Private Middle School

School	Mt St Michael Academy
Distance (miles)	1.102
Principal	Steve Schlitte
Phone number	(718) 515-6400



High School Proximity

This map shows zoned High School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

- High schools
- District boundary
- Attendance zone
- Unzoned area
- School locations
- Zoned
- Other public
- Charter
- Private

School district11

Attendance High School(s)

Nearest Public High School (not zoned)

School	New World HS - X
School code	11X513
Distance (miles)	0.383
Principal	Fausto Salazar
Phone number	(718) 696-3800
Quality score	Good

Find more info at [NYC Department of Education](#)

Nearest Private High School

School	St Barnabas High School
Distance (miles)	0.835
Principal	Frances Dziuma
Phone number	(718) 325-8800

Transportation

On this color-coded map, view the nearest subway station for each building.



123

4566

77

ACE

BDFM

G

JZ

LS

NQRW

Up to 1/4 mile

1/4 to 1/2 mile

1/2 to 3/4 mile

3/4 to 1 mile

Over 1 mile

Subway station

Metro Nord station

Metro Nord line

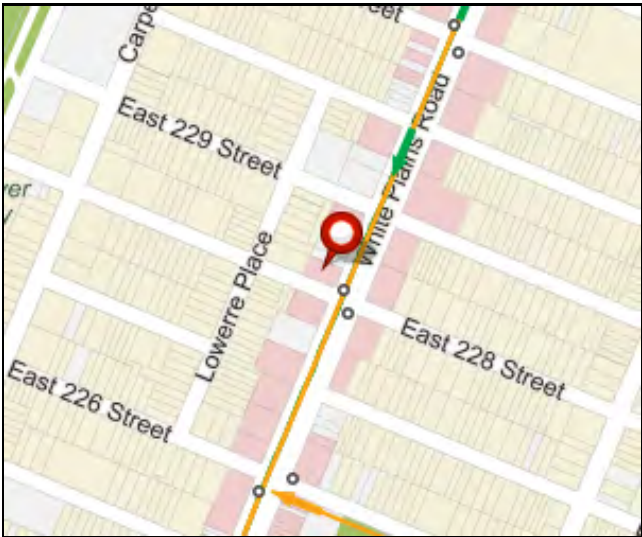
LIRR station

LIRR line

* distances are calculated as radius from station

Closest station	White Plains Rd & 225th St at NW Corner
Station lines	2-5
Distance (miles)	0.159

On this map, view the closest local or express bus routes and stations.



Express bus stops

Express bus lines

Local bus stops

Local bus lines

Name	White Plains Rd/E 228 St
Line	BX39
Distance (miles)	0.016

Traffic Map



Estimated average daily traffic volume on a route segment at a particular count location.

- Average daily traffic
- 75001 - 300000
 - 25001 - 75000
 - 10001 - 25000
 - 4001 - 10000
 - 1501 - 4000
 - 1 - 1500

Demographics By Zip Code

Demographic data shown in this section was gathered from the 2019 American Community Survey and refers to zip code **10466**.

Population Demographics

Total population	75,039
Female population	55.6%
Male population	44.4%
Median age	36.6
Male median age	34.2
Female median age	39

Education

No highschool	7.3%
Some highschool or college	62.0%
Bachelors degree	15.3%

Other

Citizens	84.5%
Citizens born in US	51.8%
English speakers	94.0%

Journey to Work

Work in a metropolitan area	99.8%
Work in a micropolitan area	0.1%
Work at home	1.8%
Go to work by car	43.3%
Go to work after 10 am	24.6%

Economic/Employment

Average household income	\$73,968
White collar	84.0%
Blue collar	15.9%

Housing

Family households	71.2%
Households with kids	38.3%
Housing units	25,372
Occupied housing units	24,216
Owner occupied units	39.5%
Average number of people per household	3.07
Median year structure built	1951
Houses with mortgages	75.2%

Wealth

Median value for units with a mortgage	\$455,100
Median value for units without a mortgage	\$440,900
Median gross rent	\$1,348
Median mobile home values	\$0
Median housing costs per month	\$1,509
Population in poverty	17.7%

**For more information or to view this property,
Contact: Bruce Wenig 914.902-3252 or online at Bwenig@kw.com**



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Scarsdale, NY 10583

Bronx / Manhattan and the Boroughs
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Bronx, NY 10469

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