



FOR SALE
ASKING PRICE \$895,000

1730 EDISON AVE

Bronx, NY 10461

VACANT LOT LOCATED
IN THE PELHAM BAY
NEIGHBORHOOD OF
THE BRONX

RENDERING

RIPCO
INVESTMENT SALES



INVESTMENT HIGHLIGHTS

#1

Fully approved DOB stamped drawings

#2

Size: 25' x 95' lot with approx. **2,375 SF** of space

#3

Zoning: Mixed-use (**R7-1, R5A, C1-4**)

#4

Accessibility: One block from the **6** train

#5

Development Potential: Up to **9,227 SF** residential



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **1730 EDISON AVENUE** — in the Pelham Bay neighborhood of the Bronx, New York.

Spanning 25' x 95', this land is zoned for commercial or residential use and presents a unique development opportunity. Key zoning specifications include R7-1, R5A, and C1-4, allowing for a significant buildable square footage for both residential and community facility purposes. The property's strategic location on Edison Avenue, between Roberts Avenue and Westchester Avenue, positions it advantageously within the borough.

Please reach out to the exclusive brokers with any questions about the opportunity.

FINANCIAL SNAPSHOT

Asking Price	\$895,000
Buildable SF	9,227
\$ / SF	\$97

PROPERTY SUMMARY

THE OFFERING

Property Address	1730 Edison Ave, Bronx, NY 10461
County	Bronx
Location	Located on the east side of Edison Avenue between Roberts Avenue and Westchester Avenue
Block / Lot	4169 / 13
Property Type	Land-Zoned Commercial or Manhattan Residential (V1)

LOT INFORMATION

Lot Dimensions	95' x 25'
Lot SF	2,375 SF (approx.)

ZONING INFORMATION

Zoning	R7-1, R5A, C1-4
Street Width	60'
Street Width Classification	Narrow
FAR (Residential)	3.44
Buildable SF (Residential)	9,227 SF (approx.)
FAR (Community Facility)	4.8
Buildable SF (Community Facility)	11,400 SF (approx.)
Less Existing Structure	0 SF (approx.)
Available Air Rights (As-of-Right)	9,227 SF (approx.)

TAX INFORMATION

Assessment (2/24)	\$16,536
Tax Rate	10.592%
Annual Property Tax (23/24)	\$1,751
Est. Annual Property Tax (24/25)	
Tax Class	

1730 EDISON AVENUE
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

MITCHEL FLAHERTY

Exec. Managing Director
mflaherty@ripcony.com
646.993.7327

BRIAN WHELAN

Exec. Managing Director
bwhelan@ripcony.com
646.993.7328

JONATHAN AUERBACH

Associate
jauerbach@ripcony.com
516.902.3188