

1405 WEBSTER AVE

Bronx, NY, 10456 | **The Bronx**

75' X 101' DEVELOPMENT SITE WITH 55,000
BUILDABLE SF IN MT EDEN, THE BRONX

FOR SALE
ASKING PRICE \$6,750,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Lot & Zoning

75' x 101' lot zoned **R7-1 / C2-4**, with **~55,000 BSF** including additional air rights from the neighbor.

#2

Prime Webster Avenue Frontage

Prominent **75-foot frontage** along one of the Bronx's most active retail corridors, offering excellent visibility within a rapidly transforming mixed-use neighborhood.

#3

Transportation

Less than a 10-minute walk to both the B & D subway lines at 170th Street and the 4 train at Mount Eden Avenue with multiple bus routes along Webster and Third Avenues.

#4

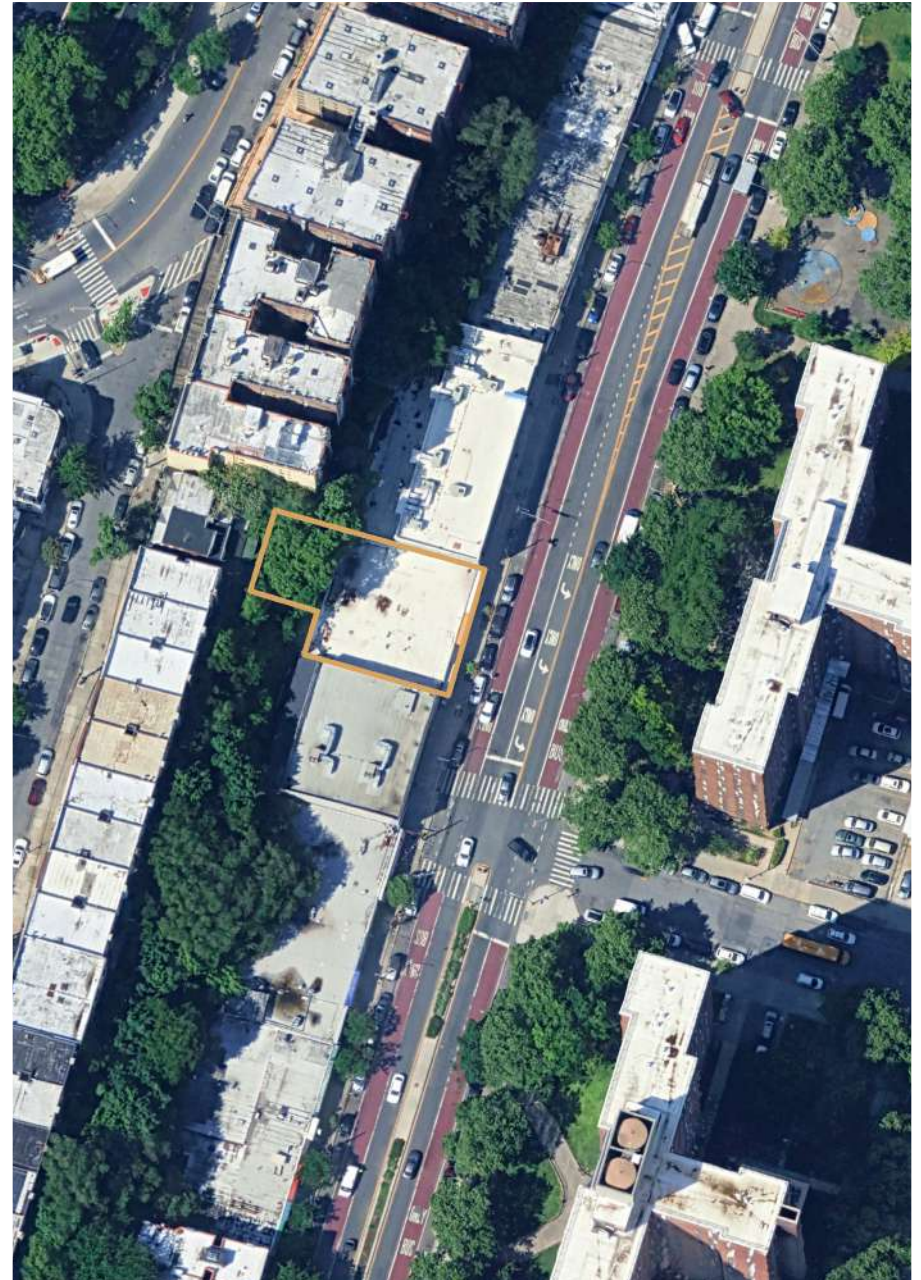
Incentive Compatibility

Opportunity to leverage programs such as the 485-x Tax Abatement and the City of Yes Universal Accessibility Program (UAP).

#5

Dynamic Submarket

Mount Eden and adjacent Claremont have become core targets for mid-density developers, driven by housing demand, favorable zoning, and City of Yes policies encouraging residential growth along commercial corridors.



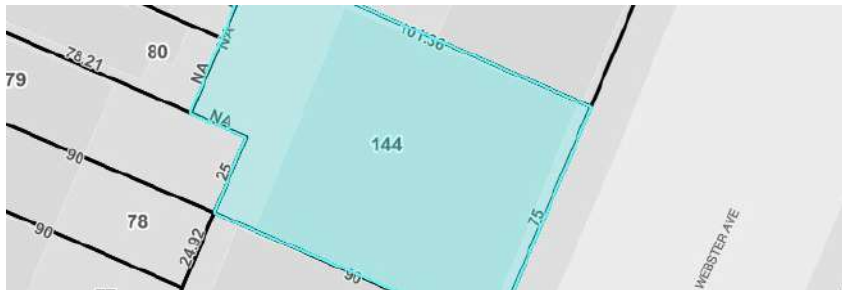
**1405 WEBSTER AVENUE
FOR SALE**

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **1405 Webster Avenue**, a development site positioned within the Mount Eden neighborhood of the Bronx. The property offers approximately 54,796 BSF As-of-Right, including additional air rights integrated from the adjacent parcel (Lot 142).

The site is situated on the west side of Webster Avenue between East 170th and 171st Streets, offering direct access to major transportation, dense residential surroundings, and an expanding amenity base. This corridor has seen sustained tenant and developer interest driven by rising housing demand and zoning favorable to mixed-use buildings. Existing improvements include a single-story commercial building.

1405 Webster Avenue parcel presents a unique opportunity to deliver a mid-sized Bronx project that balances density, cost efficiency, and market depth.



FINANCIAL SNAPSHOT

Asking Price	\$6,750,000
Price Per BSF (As-of-Right)	\$123
Price Per BSF (Facility)	\$98
Price Per BSF (UAP)	\$93

PROPERTY SUMMARY

THE OFFERING

Address	1405 Webster Ave, Bronx, NY 10456
County	Bronx
Location	Located on the west side of Webster Ave between East 170th Street and East 171st Street.
Block / Lot	2887 / 144
Property Type (Building Class)	Development (K1)

PROPERTY INFORMATION

Lot Dimensions	75' x 101.36' Irr.
Lot SF	7,340 SF (approx.)
Building Dimensions	75' x 77'
Stories	1
Year Built / Last Altered	1931
Total Gross SF	5,625 SF (approx.)
Commercial Units	3

ZONING INFORMATION

Zoning	R7-1, C2-4
Street Width	100'
Street Width Classification	Wide

	FAR	BSF**
Buildable SF (Commercial)	2.00	19,148 SF (approx.)
Buildable SF (Residential)	4.00	55,000 SF (approx.)
Buildable SF (Facility)	4.80	69,055 SF (approx.)
Buildable SF (UAP)	5.01	72,798 SF (approx.)
	Existing	Available**
Available Air Rights (As-of-Right)	(5,625)	49,171 SF (approx.)

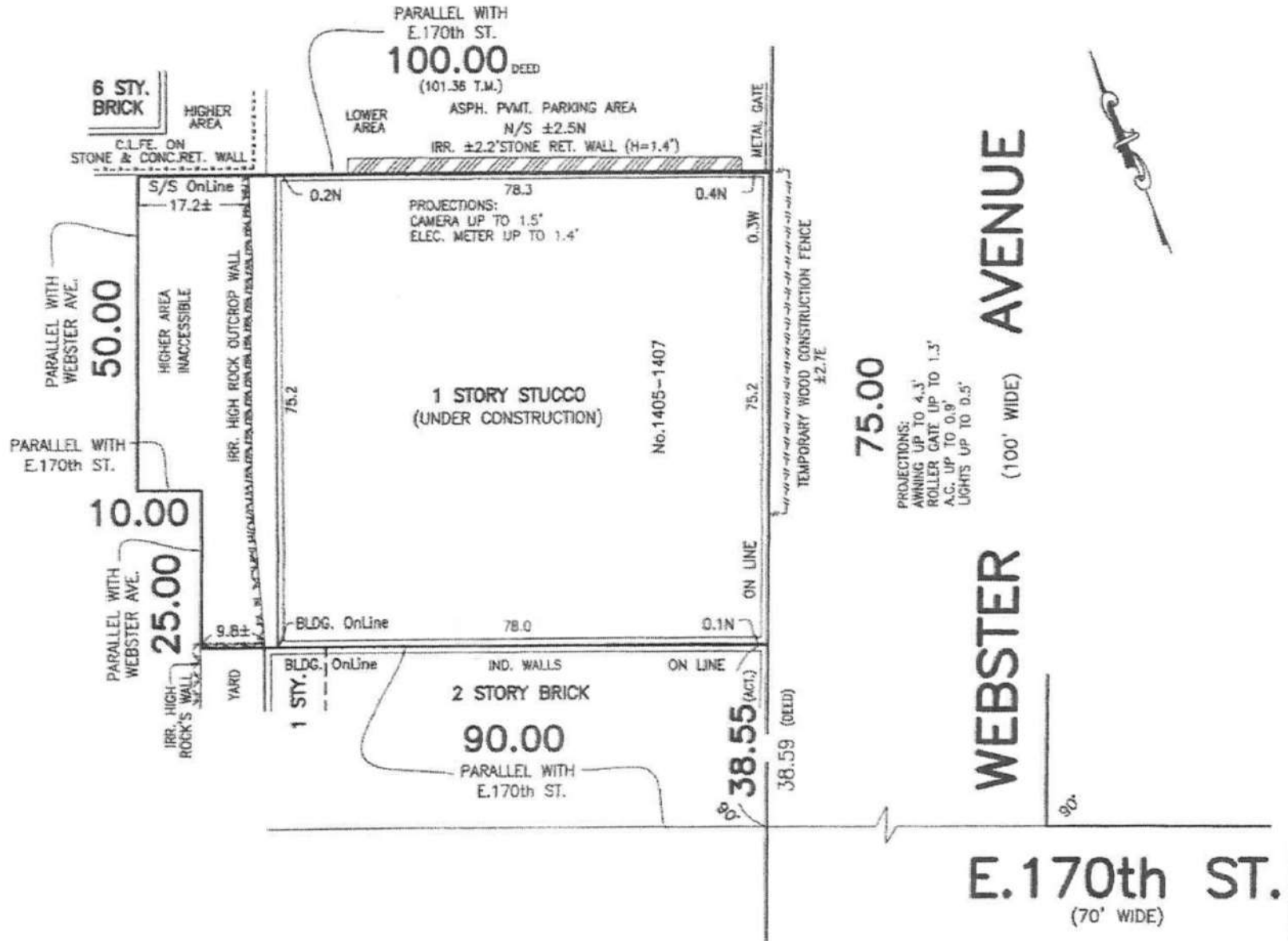
** Includes additional air rights from adjacent property (Lot #142)

NYC TAX INFORMATION

Assessment (25/26)	\$357,840
Tax Rate (25/26)	10.762%
Annual Property Tax (25/26)	\$38,511
Tax Class	4

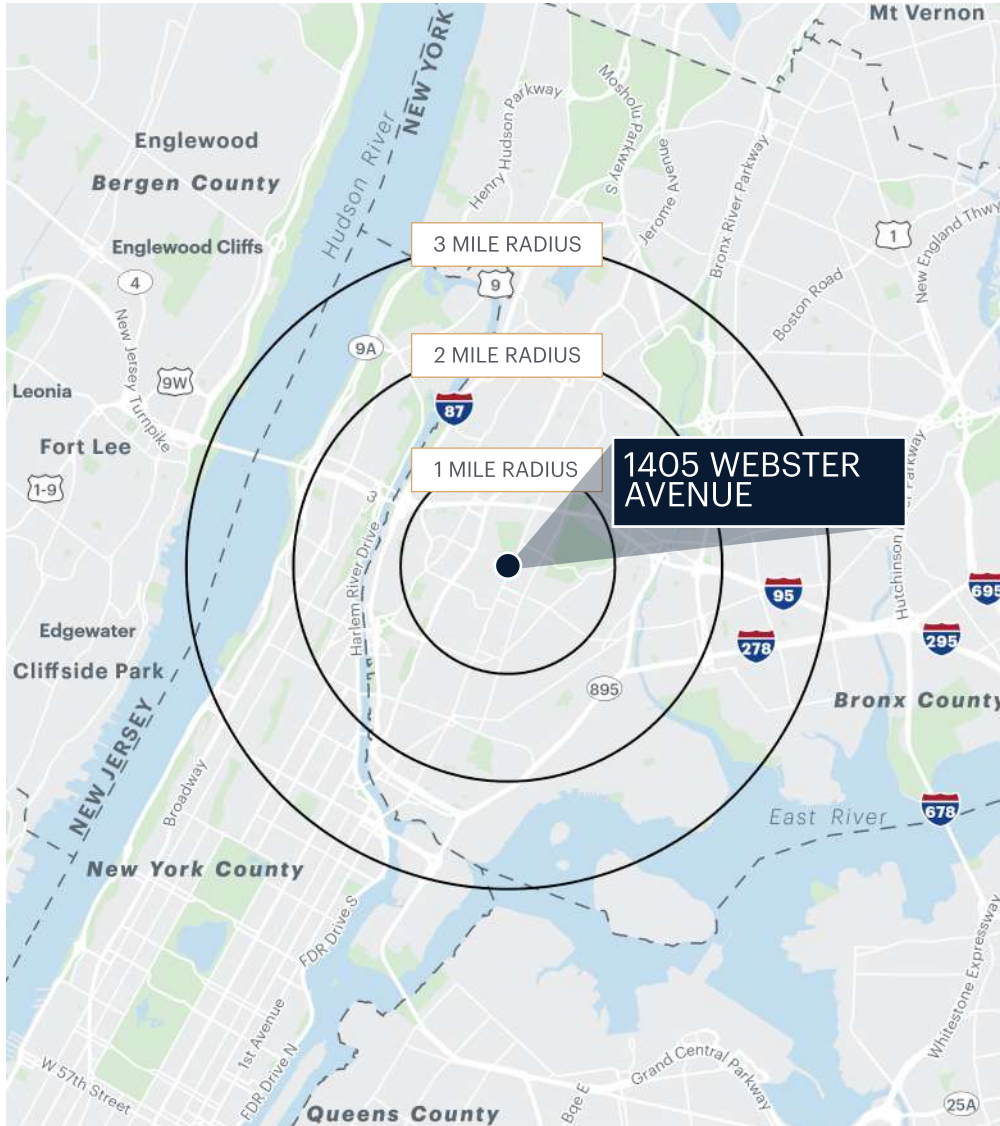
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SURVEY



**1405 WEBSTER AVENUE
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
Population	243,075	821,324	1,349,215
Number of Households	84,761	299,205	508,344
Average Household Income	\$54,122	\$60,879	\$69,836
Median Household Income	\$38,840	\$42,482	\$47,022
College Graduates	24,974 11.5%	113,705 14.9%	229,905 17.4%
Total Businesses	3,298	13,655	23,645
Total Employees	58,460	249,738	401,909
Daytime Population	209,144	747,054	1,193,720

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