



# 239-245 EAST TREMONT AVENUE

Bronx, NY, 10457 | The Bronx

100' X 87' DEVELOPMENT SITE WITH 62,669  
BUILDABLE SF IN MOUNT HOPE NEIGHBORHOOD

FOR SALE  
ASKING PRICE **\$6,900,000**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

### Lot & Zoning

100' x 87' lot zoned **R8 / C1-4**, with **62,669 BSF**


**#2**

### Prime Bronx Development

Development project optionality spanning to **75,203 BSF** with Universal Affordability Preference (UAP)

**#3**

### Excellent Transit Access

Less than a **2-minute walk** to both the **B D** subway lines at Grand Concourse and a **7-minute walk** to  at Tremont Station

**#4**

### Incentive Compatibility

Ideal size and opportunity to leverage 485-x program

**#5**

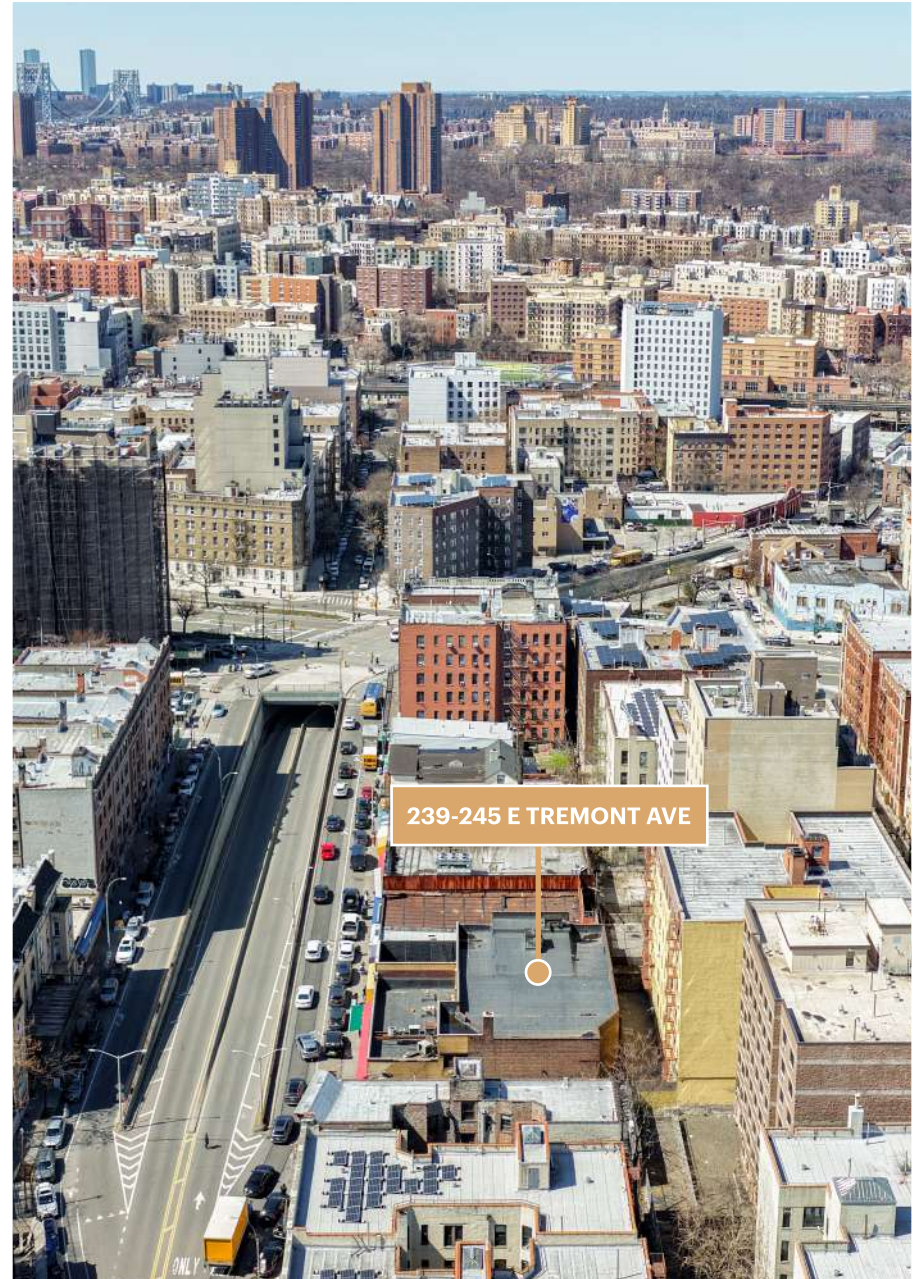
### Due Diligence

Phase 1 and survey available

**#6**

### Dynamic Submarket

Mount Hope's combination of proximity to Manhattan, strong transit access via B,D and 4 trains, and aging housing stock makes this site a compelling candidate for investors



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# PROPERTY OVERVIEW

**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **239-245 East Tremont Avenue**, a retail property delivered vacant, creating strong upside as a development investment.

The site is ideally positioned to leverage the 485-x tax incentive program, which offers Bronx developers up to 40 years of property tax relief on new multifamily construction in exchange for affordable unit set-asides — a critical tool for improving project feasibility in today’s capital markets environment. Mount Hope’s combination of proximity to Manhattan, strong transit infrastructure, and a predominantly aging pre-war housing stock creates a compelling supply-demand dynamic with meaningful upside for developers willing to capitalize on the neighborhood’s early-stage trajectory. The Bronx today mirrors where Brooklyn was decades ago — and early-mover developers stand to benefit most from that momentum.



## FINANCIAL SNAPSHOT

<b>Asking Price</b>	\$6,900,000
<b>Price Per BSF (As-of-Right)</b>	\$110
<b>Price Per BSF (UAP)</b>	\$92

## PROPERTY SUMMARY

### THE OFFERING

Address	239-245 East Tremont Ave, Bronx, NY 10457
County	Bronx
Location	Located on the north side of E Tremont Ave between Grand Concourse and Anthony Ave.
Block / Lot	2809 / 45
Property Type / Building Class	Development / Retail (K1)

### PROPERTY INFORMATION

Lot Dimensions	101' x 87.32' (approx.)
Lot SF	8,704 SF (approx.)
Building Dimensions	93' x 83'
Stories	1
Total Gross SF	7,400 SF (approx.)
Commercial Units	3

### ZONING INFORMATION

Zoning	R8, C1-4
Street Width	115'
Street Width Classification	Wide

	FAR	BSF
Buildable SF (Commercial)	2.00	17,408 SF (approx.)
Buildable SF (Facility)	6.50	56,576 SF (approx.)
Buildable SF (Residential)	7.20	62,669 SF (approx.)
Buildable SF (UAP)	8.64	75,203 SF (approx.)

### NYC TAX INFORMATION

Assessment (26/27)	\$665,730
Tax Rate (25/26)	10.848%
Annual Property Tax (25/26)	\$72,218
Tax Class	4

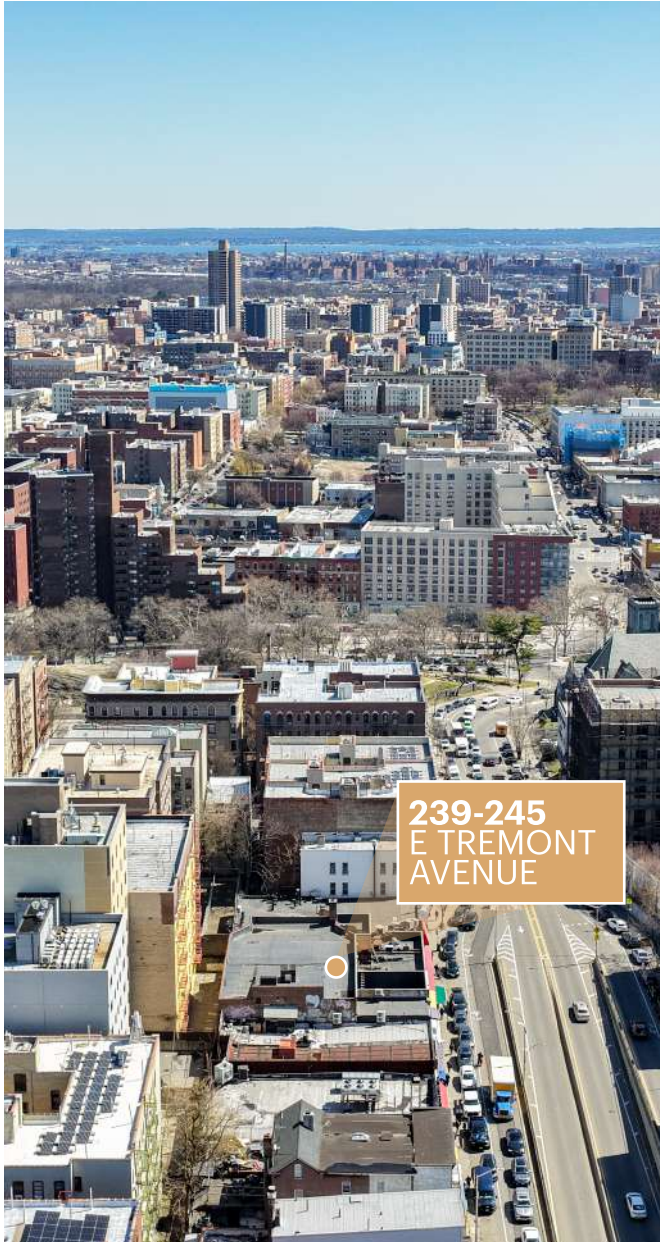
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# PROPERTY PHOTOS



**239-245 EAST TREMONT AVENUE**  
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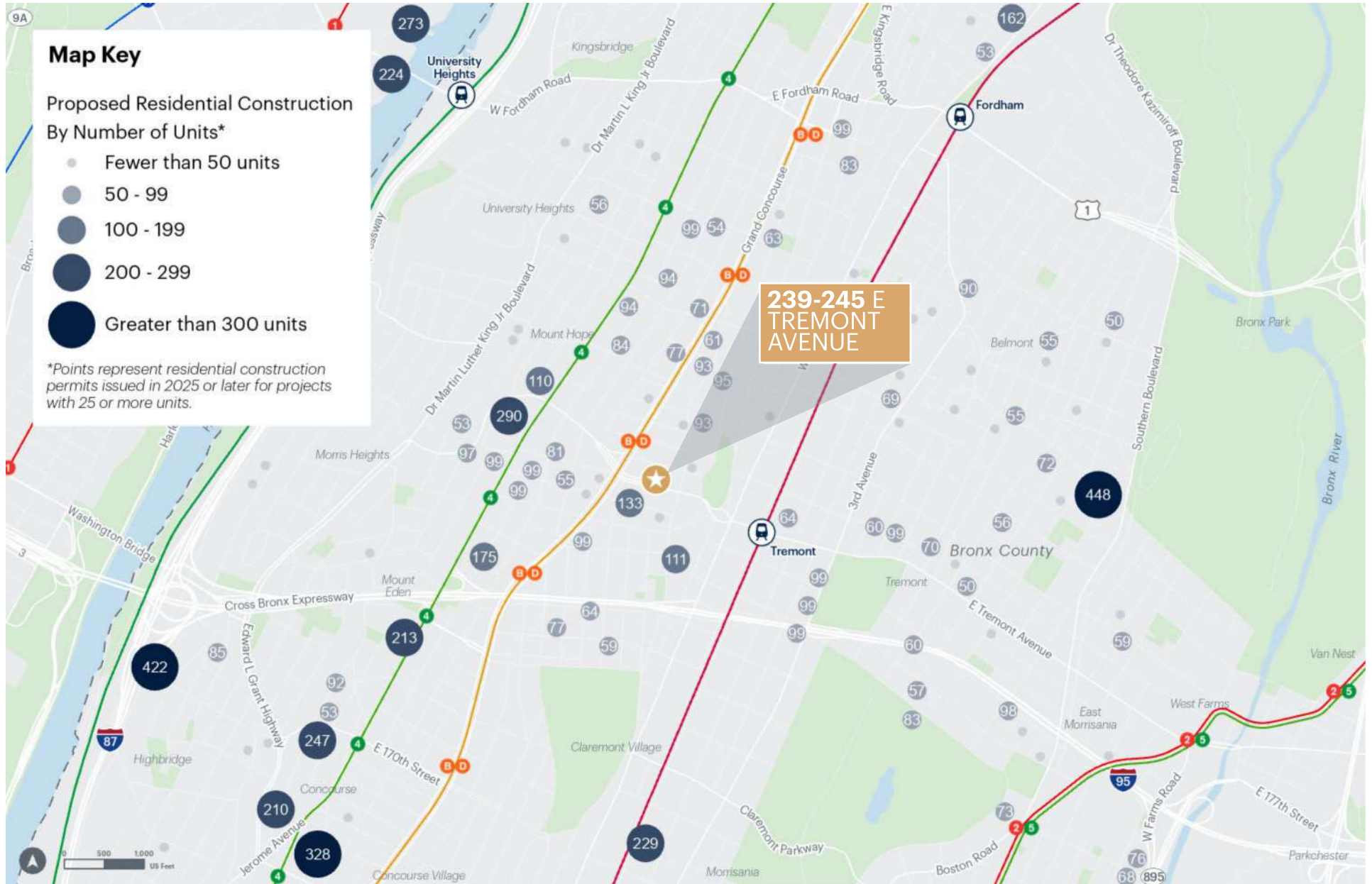
# AERIAL PHOTOS





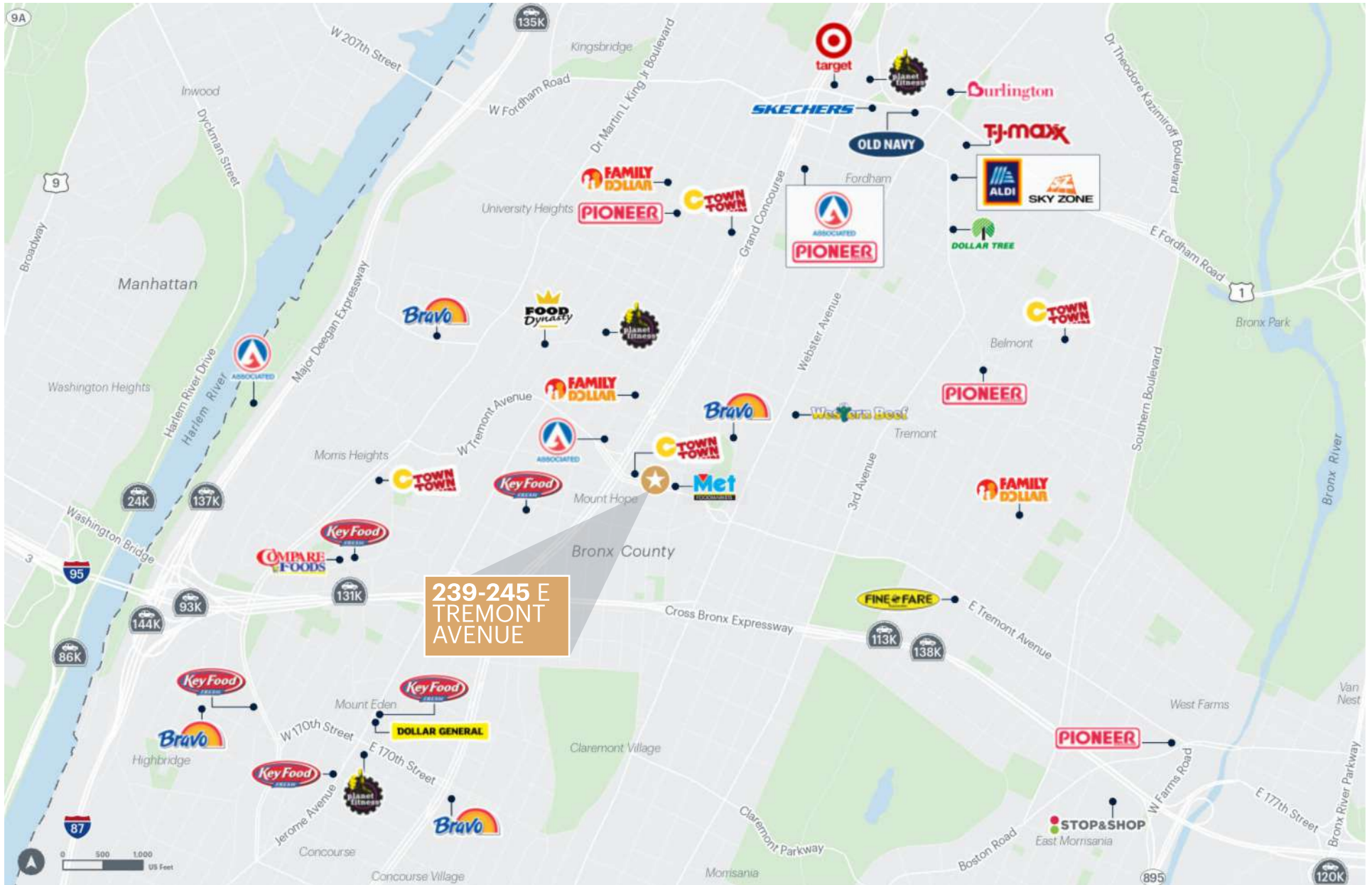
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# DEVELOPMENT & TRANSIT ACCESS



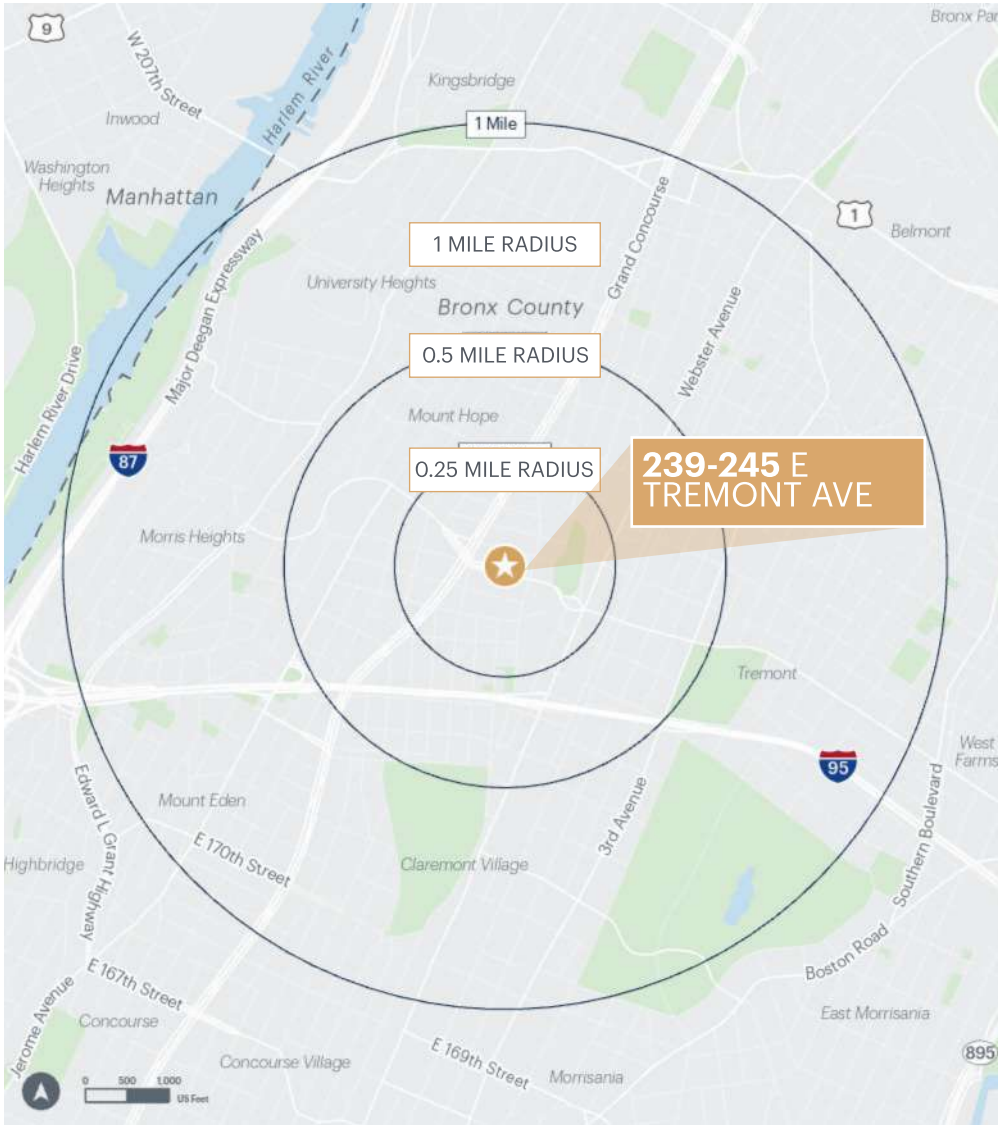
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# SURROUNDING RETAIL



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# AREA DEMOGRAPHICS



	0.25 MILE	0.5 MILES	1 MILES
<b>Population</b>	25,098	71,656	243,041
<b>Number of Households</b>	8,493	16,172	54,811
<b>Average Household Income</b>	\$59,845	\$57,761	\$55,445
<b>Median Household Income</b>	\$49,925	\$46,470	\$41,323
<b>College Graduates</b>	2,265   14.0%	5,625   12.1%	6,683   4.3%
<b>Total Businesses</b>	293	1,108	3,653
<b>Total Employees</b>	3,041	12,275	59,232
<b>Daytime Population</b>	18,338	55,334	208,833

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