

216 EAST 175TH STREET

Bronx, NY 10457 | **The Bronx**

CORNER LOT DEVELOPMENT SITE WITH UP TO 55,760 BUILDABLE SQUARE FEET

AVAILABLE FOR SALE
ASKING PRICE $4,600,000
PRICE PER BSF (UAP) $82
PRICE PER BSF (RESIDENTIAL) $115

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Corner Development Site

45’ x 95’ | 4,275 SF lot with 95 feet of frontage on 175th St and 140 feet of wrap-around frontage on the corner of Monroe Ave and E 175th St

#2

Zoning

R8 zoning | Up to 40,066 BSF for residential & 55,760 BSF (UAP) including available air rights from the adjacent lot

#3

Air Rights

Asset to be delivered with 14,331 SF (residential) or 24,980 SF (UAP) of available air rights from 1790 Weeks Ave

#4

Transportation

3-minute walk to the B D subway lines at 174-175 Streets, and a short walk to the 4 line at 176 Street and MTA Metro-North Railroad at Tremont Station

#5

Location

Mount Hope is in an active development cycle, with multiple ground-up residential projects in permitting or under construction within blocks of the subject.





PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **216 East 175th Street** — Bronx, NY.

The property is a 45′ by 95′ corner lot improved with a 3-story mixed-use building totalling approximately 5,660 GSF, located at the southwest corner of East 175th Street and Monroe Avenue in the Mount Hope section of the Bronx. The site is zoned R8 along a narrow street, supporting up to approximately 40,066 BSF of as-of-right residential development, 46,450 BSF for community facility use, or up to 55,760 BSF under the City of Yes for Housing Opportunity text amendment. The offering is further enhanced by available air rights, inclusive of additional development rights from the adjacent 1790 Weeks Avenue.



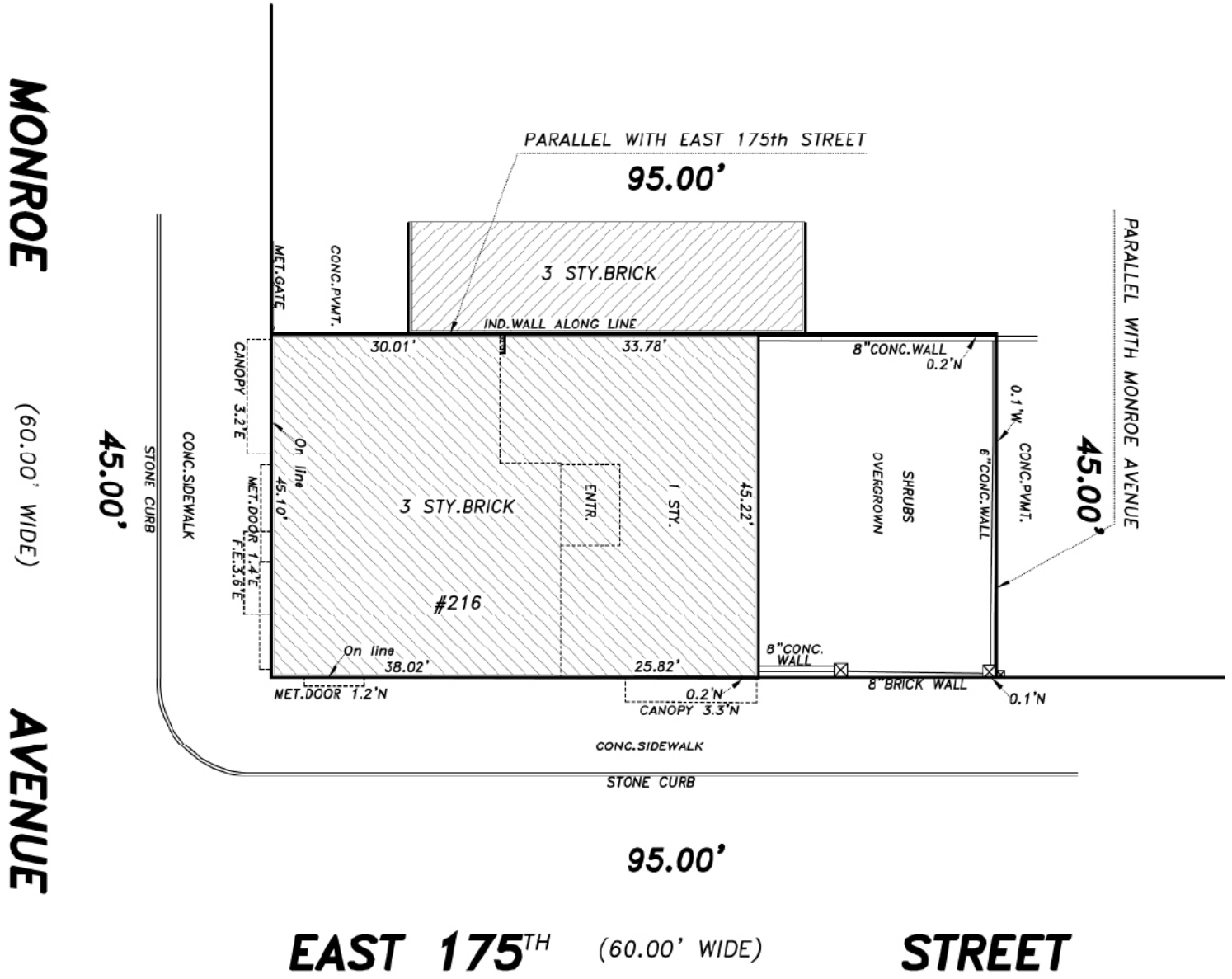
FINANCIAL SNAPSHOT

Asking Price	$4,600,000
Price Per Buildable SF (UAP)	$82
Price Per Buildable SF (Residential)	$115

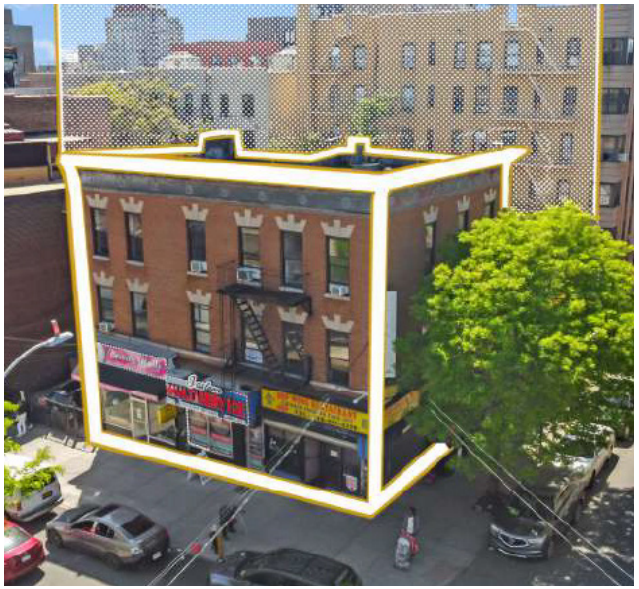
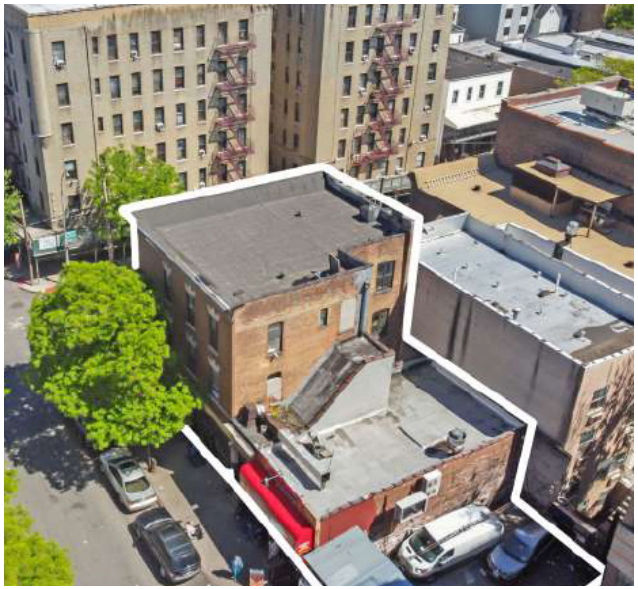
PROPERTY SUMMARY

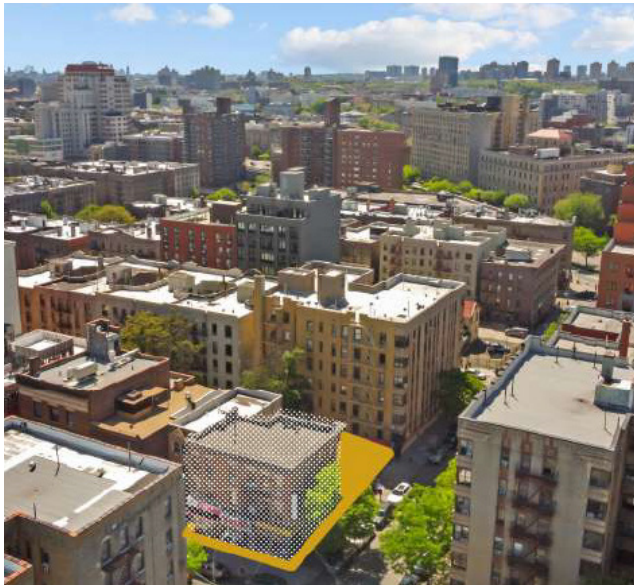
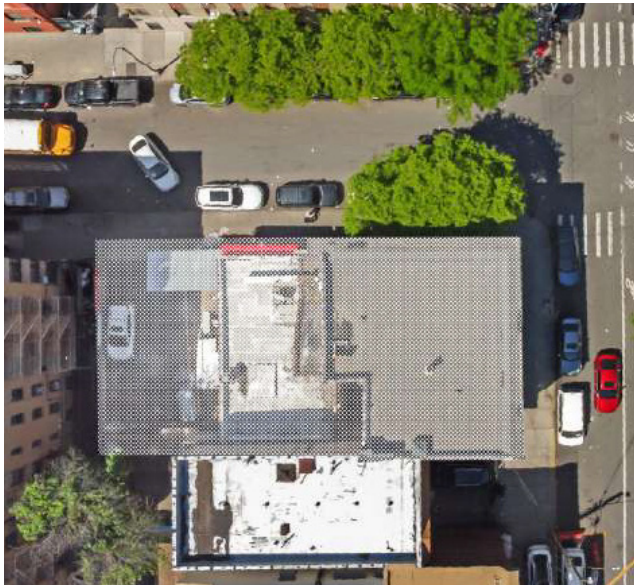
THE OFFERING	
Property Address	216 East 175th Street, Bronx, NY 10457
County	Bronx
Location	Southwest corner of East 175th St and Monroe Ave
Block / Lot	2797 / 31
Property Type	Mixed-Use (S9)
PROPERTY INFORMATION	
Lot Dimensions	45′ x 95′
Lot SF	4,275 SF (approx.)
Building Dimensions	45′ x 60′
Stories	3
Total Gross SF	5,660 SF (approx.)
Residential Units	4
Commercial Units	4
ZONING INFORMATION	
Zoning	R8
Street Width	60′
Street Width Classification	Narrow
FAR (Residential)	6.02
Buildable SF (Residential)	40,066 SF (approx.)
FAR (Community Facility)	6.50
Buildable SF (Community Facility)	46,450 SF (approx.)
FAR (UAP)	7.20
Buildable SF (UAP)	55,760 SF (approx.)
TAX INFORMATION	
Assessment (26/27)	$131,923
Tax Rate (26/27)	12.439%
Annual Property Tax (26/27)	$16,410
Tax Class	2B

SURVEY

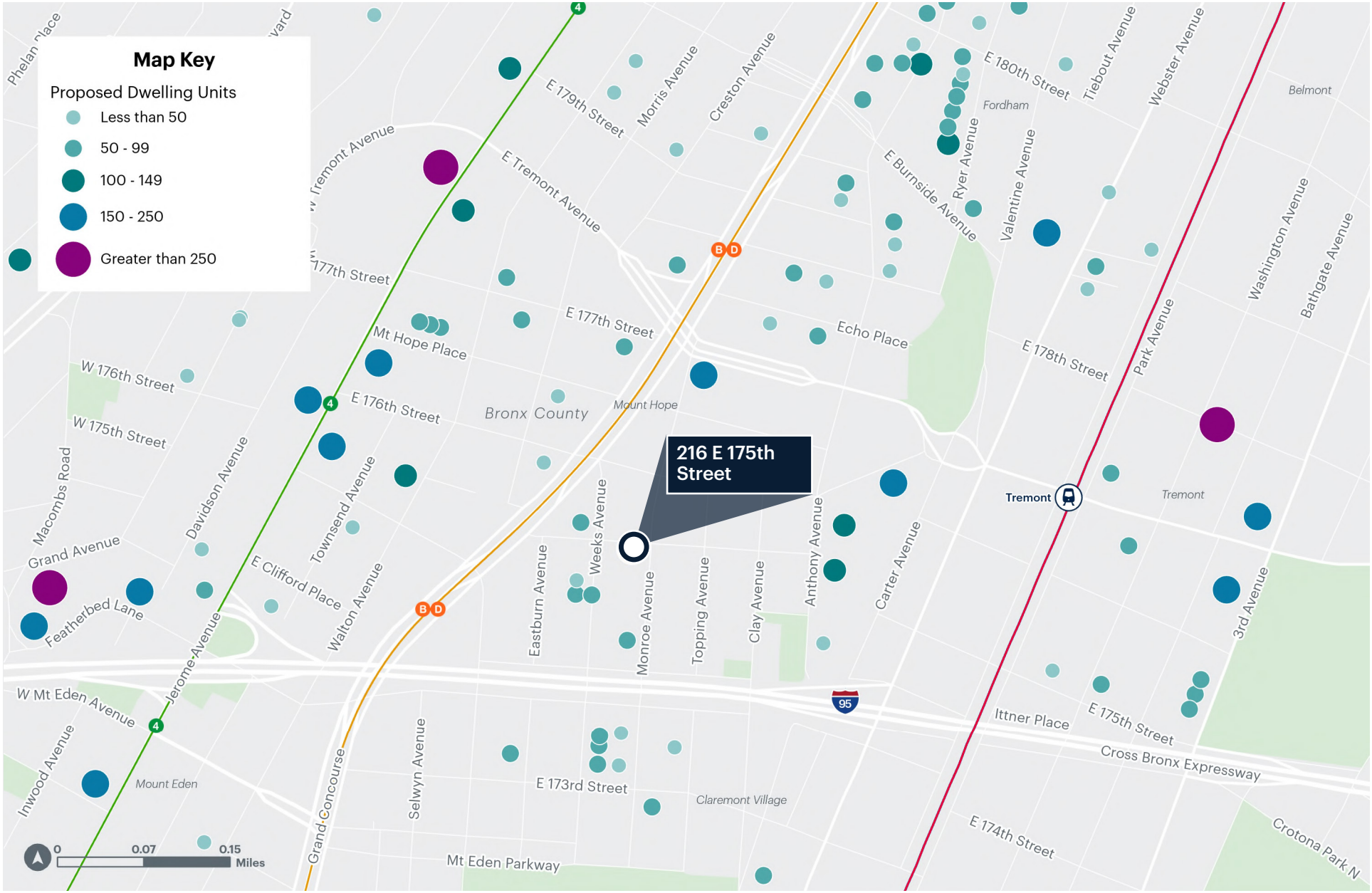

MONROE AVENUE (60.00' WIDE)
45.00'
STONE CURB
CONC.SIDEWALK
MET.GATE
CONC.PVMT.
PARALLEL WITH EAST 175th STREET
95.00'
3 STY.BRICK
IND.WALL ALONG LINE
30.01'
33.78'
8"CONC.WALL
0.2'N
0.1'W
CONC.PVMT.
6"CONC.WALL
SHRUBS
OVERGROWN
PARALLEL WITH MONROE AVENUE
45.00'
CANOPY 3.2'E
On line
45.10'
MET.DOOR 1.4'E
F.F.3.6'E
3 STY.BRICK
ENTR.
1 STY.
45.22'
#216
On line
38.02'
MET.DOOR 1.2'N
25.82'
0.2'N
CANOPY 3.3'N
8"CONC. WALL
8"BRICK WALL
0.1'N
CONC.SIDEWALK
STONE CURB
95.00'
EAST 175TH (60.00' WIDE) STREET

DEVELOPMENT SITE PHOTOS


DEVELOPMENT MAP



RETAIL MAP


216 E 175th Street
Phelan Place
Loring Pl S
Andrews Avenue S
Harrison Avenue
W Tremont Avenue
W 177th Street
W 175th Street
Morris Heights
Davidson Avenue
Mt Hope Place
Walton Avenue
Morris Avenue
E 179th Street
E 178th Street
E 177th Street
E Tremont Avenue
Mount Hope
E 176th Street
Grand Concourse
E Clifford Place
Macombs Road
Featherbed Lane
Jerome Avenue
Weeks Avenue
Monroe Avenue
Topping Avenue
Clay Avenue
Claremont Village
Ittner Place
E 175th Street
Cross Bronx Expressway
E 174th Street
E 173rd Street
E Mt Eden Avenue
Inwood Avenue
Townsend Avenue
Eastburn Avenue
Selwyn Avenue
Mt Eden Parkway
Crotona Park N
Park Avenue
3rd Avenue
Bathgate Avenue
Washington Avenue
Webster Avenue
E 180th Street
Belmont
Fordham
Tremont
Tiebout Avenue
Ryer Avenue
Anthony Avenue
E Burnside Avenue
Valentine Avenue
Mount Eden
Academy For Language And Technology
Bronx-lebanon Hospital Center
Bronx Leadership Academy High School
0
0.07
0.15
Miles

AREA DEMOGRAPHICS



	.5 MILES	1 MILE	3 MILES
Population	67,301	239,612	1,372,600
Number of Households	23,250	82,912	516,271
Average Household Income	$58,450	$54,516	$70,225
Median Household Income	$47,121	$40,381	$48,013
College Graduates	18.45%	15.50%	25.54%
Total Businessess	987	3,125	22,570
Total Employees	20,188	55,008	407,740
Daytime Population	60,867	203,756	1,209,377

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.