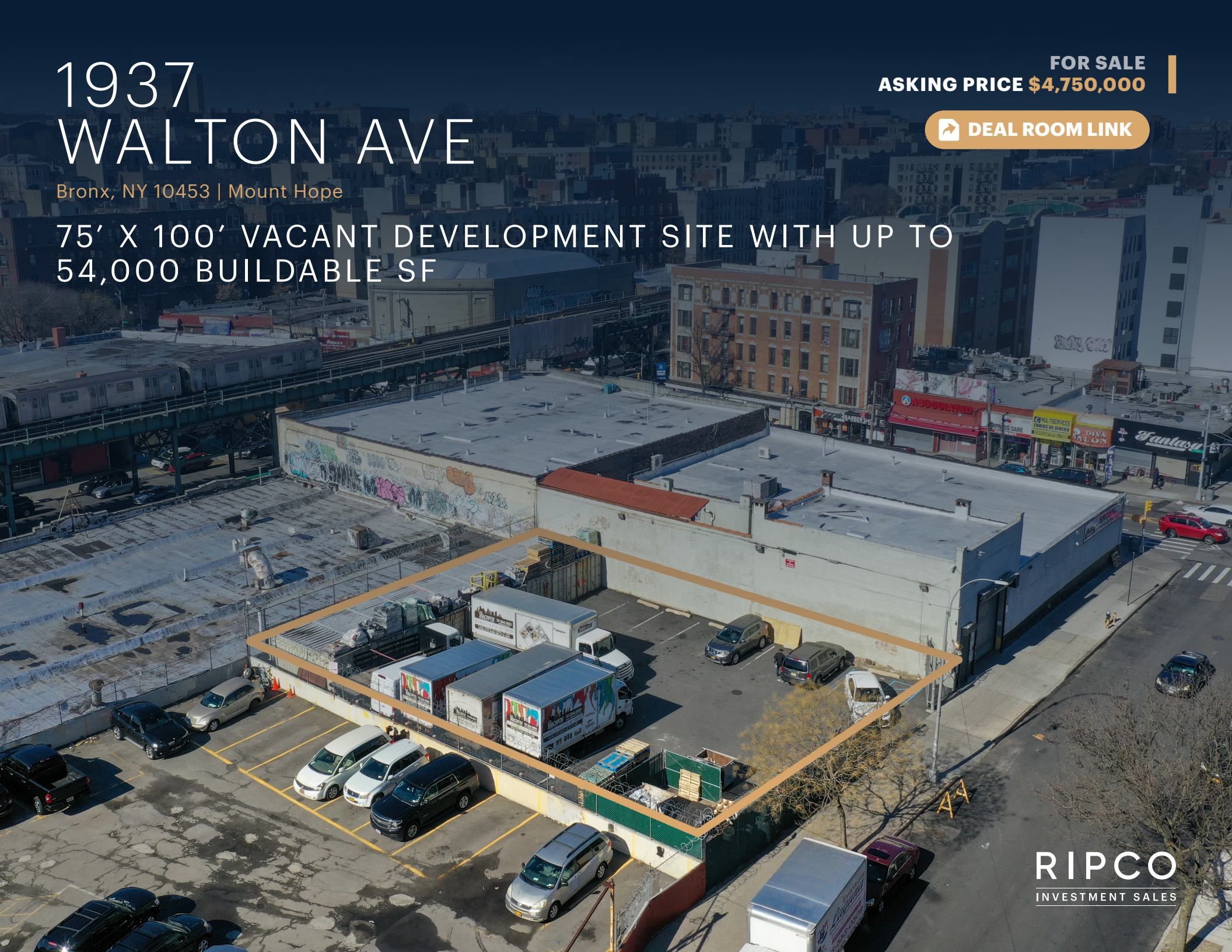
# 1937 WALTON AVE

Bronx, NY 10453 | Mount Hope

**FOR SALE**
**ASKING PRICE $4,750,000**

DEAL ROOM LINK

## 75’ X 100’ VACANT DEVELOPMENT SITE WITH UP TO 54,000 BUILDABLE SF




RIPCO
INVESTMENT SALES

# INVESTMENT HIGHLIGHTS

**#1**

### Size

75’ x 100’ (7,500 SF) vacant lot with no existing structure.

**#2**

### Zoning

R8 zoning provides 45,150 buildable SF as-of-right, 48,750 SF for community facility, and up to 54,000 buildable SF under the City of Yes Universal Affordability Preference.

**#3**

### Development Location

Nearby substantial new development projects along the Jerome Avenue corridor, one of NYC’s most active affordable and mixed-income development zones

**#4**

### Neighborhood

Mount Hope location is one block from the Grand Concourse and steps from the E Tremont retail corridor, with nearly 82,000 residents within a half mile

**#5**

### Transit Access

Two subway lines within a short walk: the 4 train along Jerome Avenue (176th St and Burnside Ave stations) and the B & D express at Tremont Ave-Grand Concourse with quick connections to Manhattan

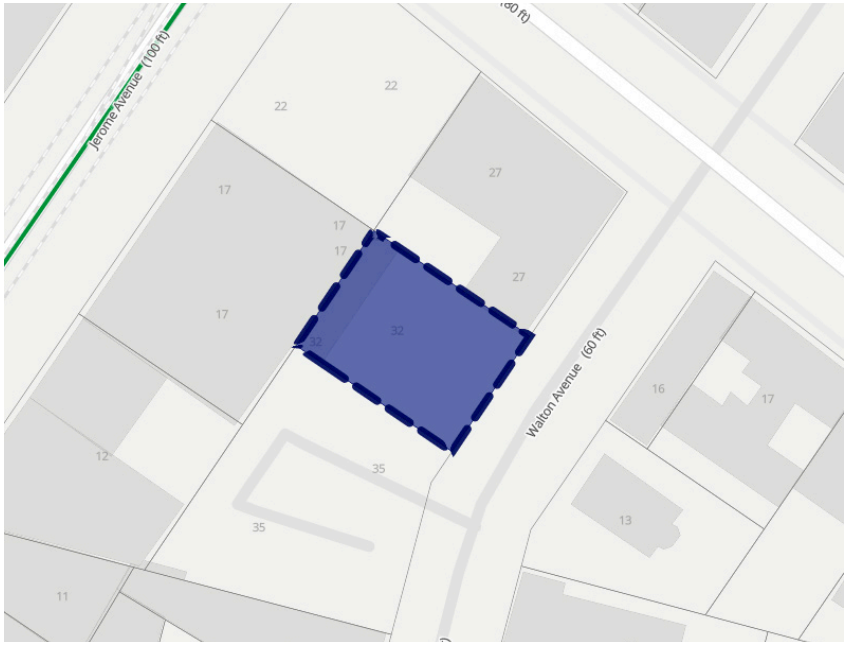




# PROPERTY OVERVIEW

**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **1937 Walton Avenue, Bronx, NY 10453** (the 'Property').

The Property is a 75' x 100' vacant lot (7,500 SF) in Mount Hope, located on the west side of Walton Avenue between East 177th Street and East Tremont Avenue. Zoned R8 on a narrow street, the site offers 45,150 buildable SF as-of-right (6.02 FAR), 48,750 SF for community facility use (6.50 FAR), and up to 54,000 SF (7.20 FAR) under the City of Yes Universal Affordability Preference, with no existing structure to demolish.




| FINANCIAL SNAPSHOT | |
|---|---|
| **Asking Price** | $4,750,000 |
| **Price Per Buildable SF (Residential)** | $105 |
| **Price Per Buildable SF (Facility)** | $97 |
| **Price Per Buildable SF (UAP)** | $88 |

## PROPERTY SUMMARY

### THE OFFERING

| | |
|---|---|
| Address | 1937 Walton Ave, Bronx, NY 10453 |
| County | Bronx |
| Location | West side of Walton Ave between E 177th St and E Tremont Ave. |
| Block(s) | 2853 |
| Lot(s) | 32 |
| Property Type | Land (G7) |

### PROPERTY INFORMATION

| | |
|---|---|
| Lot Dimensions | 75' x 100' (approx.) |
| Lot SF | 7,500 SF (approx.) |

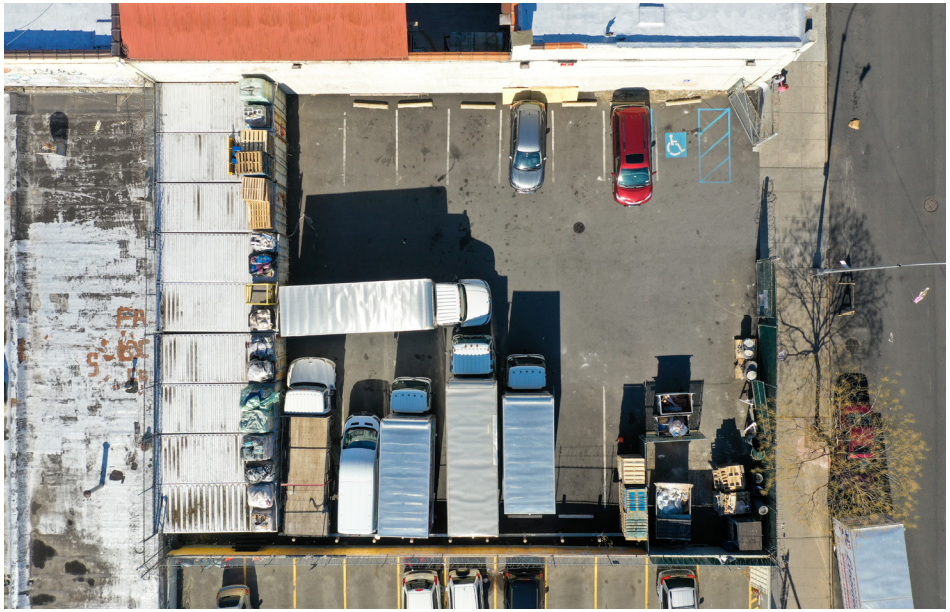
### ZONING INFORMATION

| | |
|---|---|
| Zoning | R8 |
| Street Width | 60' |
| Street Width Classification | Narrow |
| Buildable SF (Residential) | 6.02 FAR \| 45,150 SF (approx.) |
| Buildable SF (Facility) | 6.50 FAR \| 48,750 SF (approx.) |
| Buildable SF (UAP) | 7.20 FAR \| 54,000 SF (approx.) |

### TAX INFORMATION

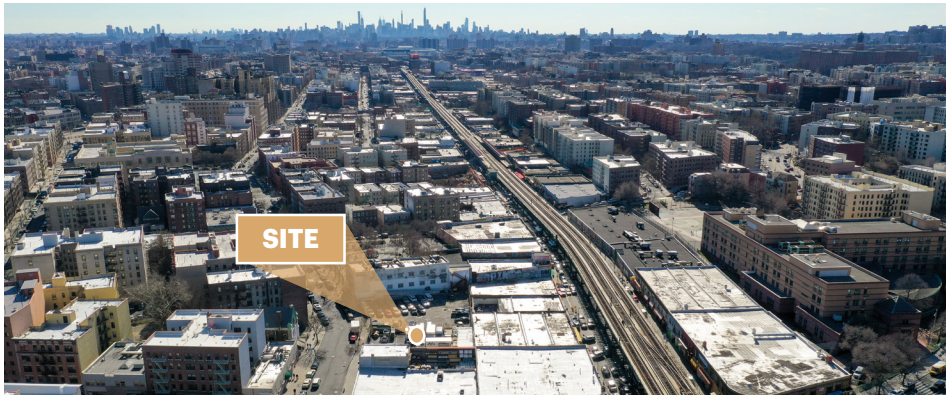
| | |
|---|---|
| Assessment (26/27) | $375,660 |
| Tax Rate (26/27) | 10.848% |
| Annual Property Tax (26/27) | $40,752 |
| Tax Class | 4 |

# DEVELOPMENT SITE PHOTOS





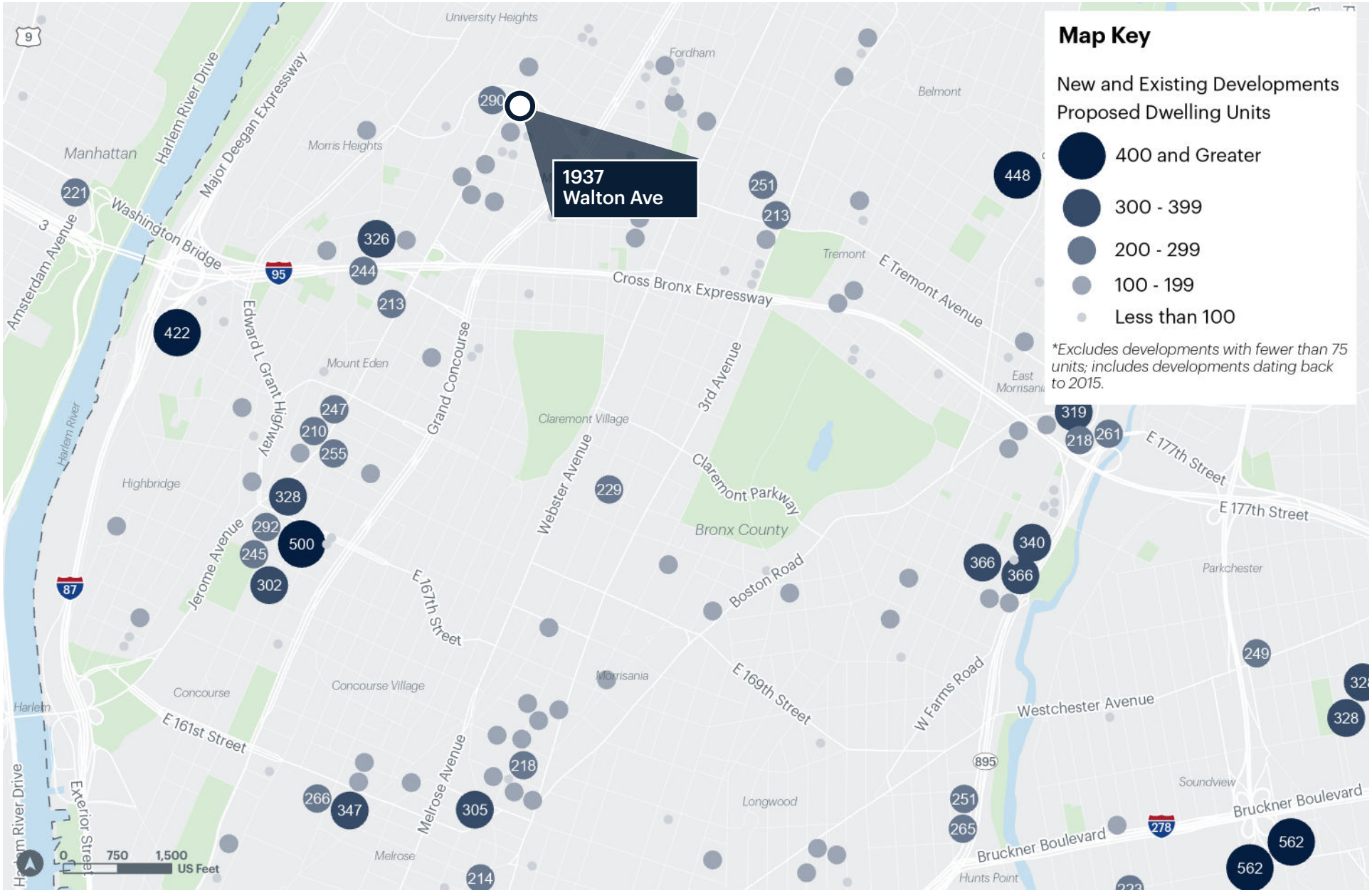




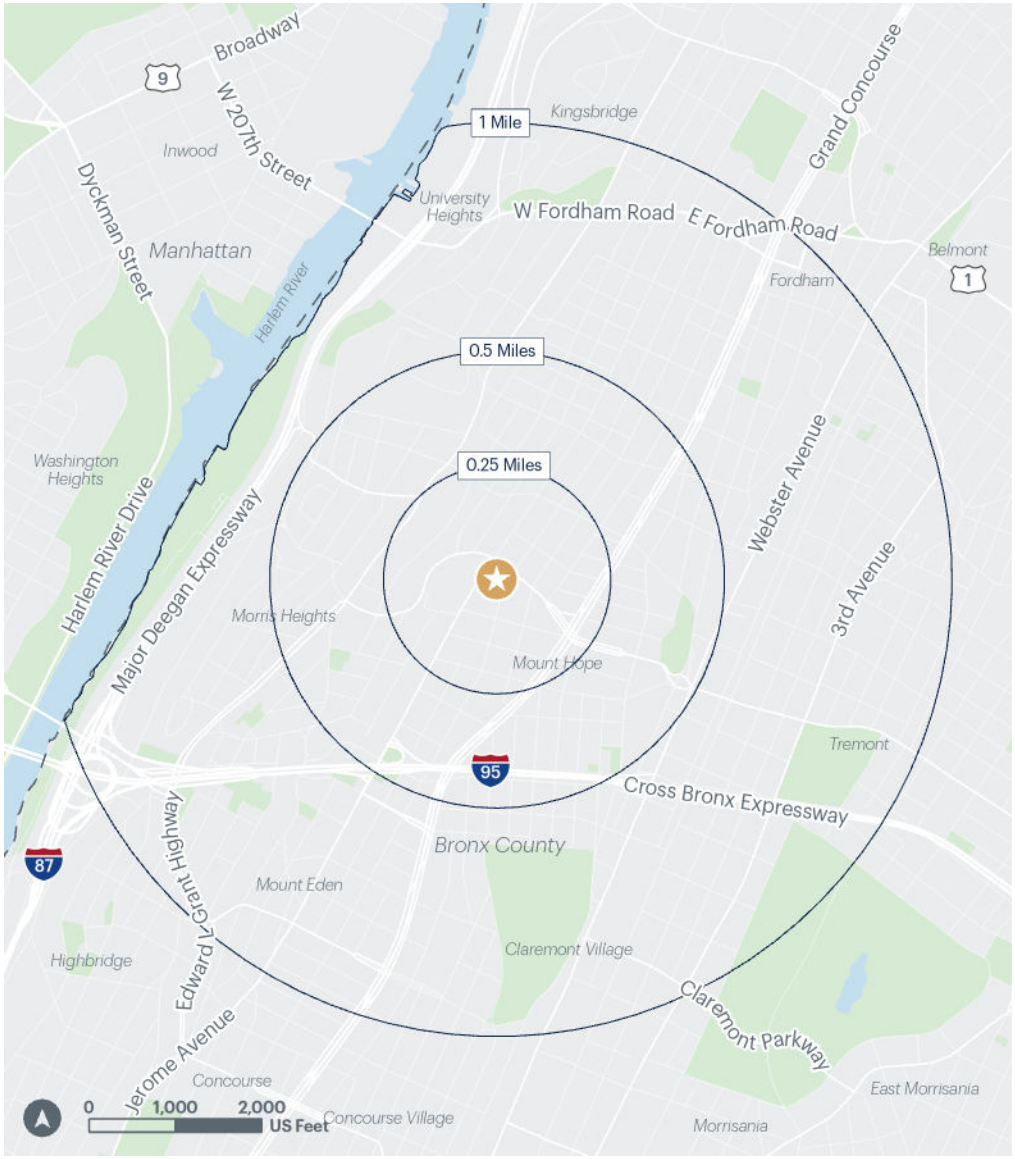
# MARKET RETAIL



# SURROUNDING DEVELOPMENT



# DEMOGRAPHICS




| | 0.25 MILE | 0.5 MILE | 1 MILE |
|---|---|---|---|
| Population | 21,191 | 81,993 | 233,207 |
| Number of Households | 7,227 | 28,235 | 80,128 |
| Average Household Income | $55,023 | $58,013 | $55,820 |
| Median Household Income | $43,834 | $45,161 | $41,240 |
| College Graduates (Bachelor's+) | 14.6% | 15.8% | 15.2% |
| Total Businesses | 342 | 994 | 3,146 |
| Total Employees (Daytime Workers) | 3,395 | 13,261 | 49,790 |
| Daytime Population | 16,616 | 63,586 | 193,568 |

# CONTACT EXCLUSIVE AGENTS

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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.