



COMMERCIAL REAL ESTATE

~~FOR SALE - \$2,600,000~~

PRICE BREAK- \$2,199,999

## University Heights Development Opportunity

2252-2258 Aqueduct Ave,  
Bronx, NY 10453

Exclusively Presented By:

**Anthony Yacovone**

646.253.0988

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# Aqueduct Avenue Development Opportunity

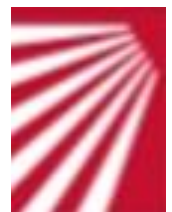
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## Highlights

- This development opportunity is three contiguous buildings that will be delivered vacant
- Located between Buchanan Place and W 183<sup>rd</sup> St on Aqueduct Avenue
- Two blocks away from the 183<sup>rd</sup> St 4-train subway station and Jerome Avenue's extensive retail strip
- The opportunity has a total of 29,095 buildable square feet as-of-right, with an additional 11,502 buildable square feet of community facility
- 2252-2258 Aqueduct Avenue stands in a qualified opportunity zone

# Aqueduct Avenue Development Opportunity

## 2252-2258 Aqueduct Ave

### Bronx, NY 10453



### Property Information

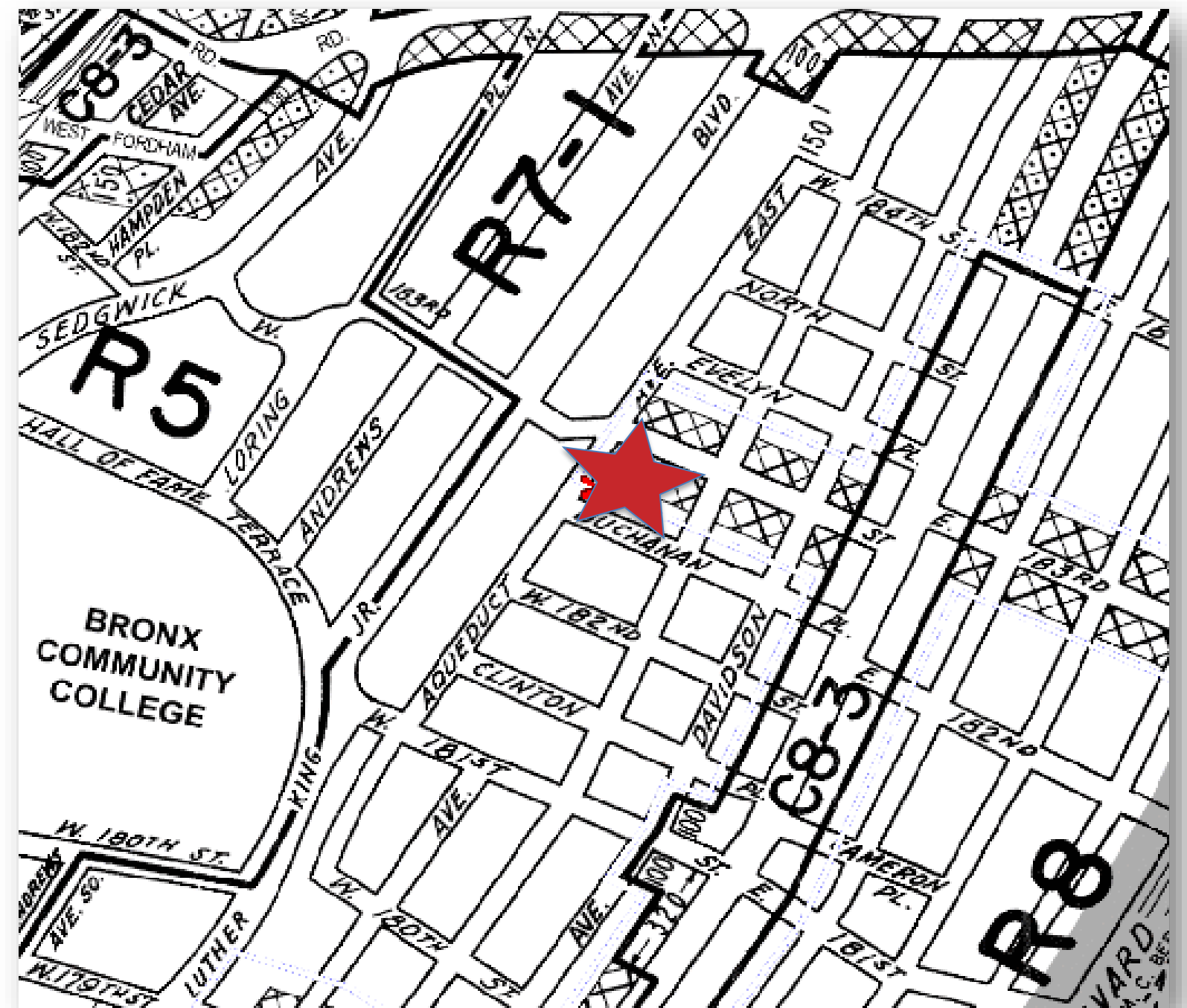
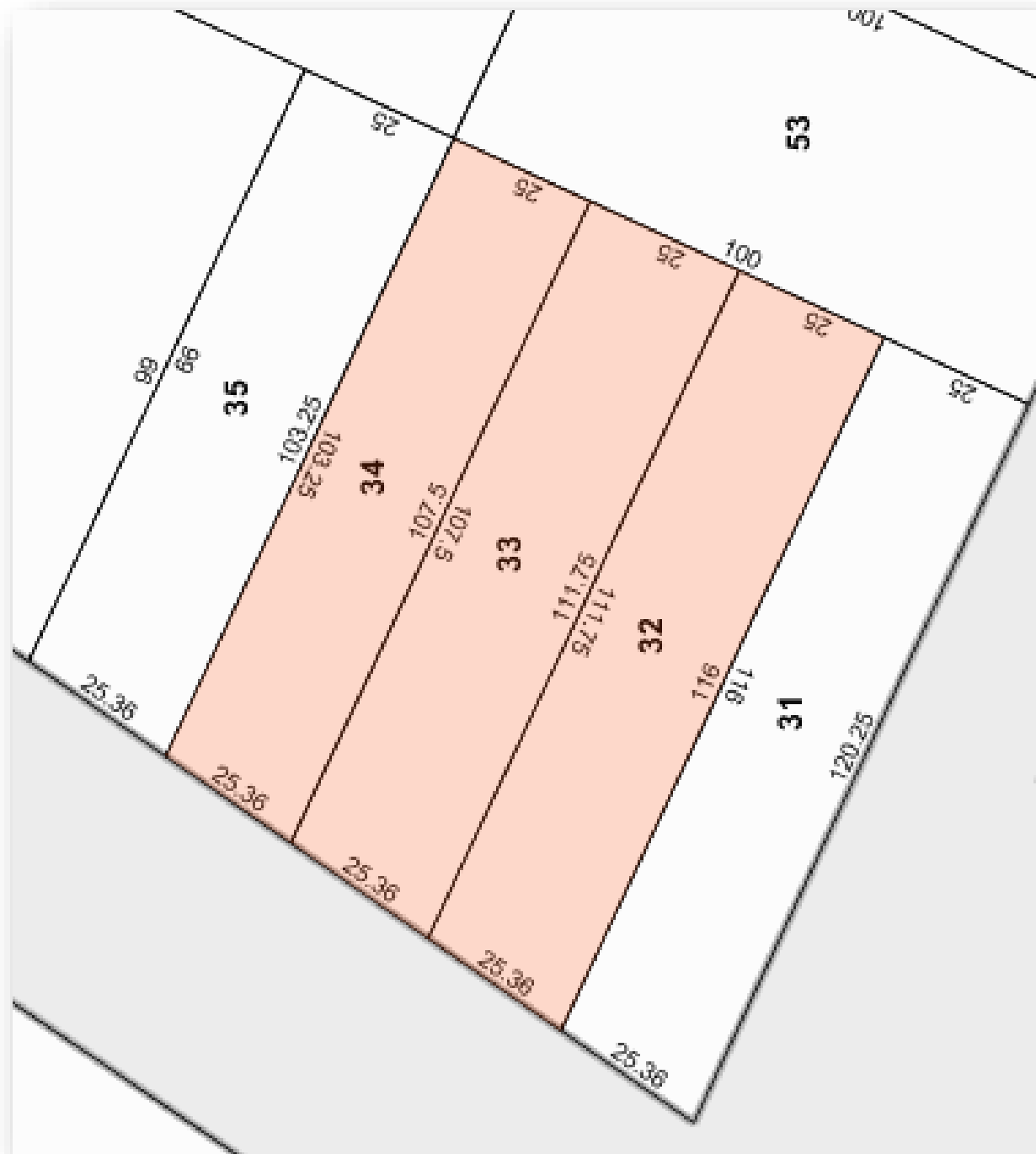
	2252	2256	2258	Total
<b>Block &amp; Lot</b>	03208-0032	03208-0033	03208-0034	-
<b>Lot Dimensions</b>	25.25 ft. x 116 ft.	25.25 ft. x 111.58 ft.	25.25 ft. x 107.42 ft.	78 ft. x 116 ft.
<b>Lot Square Foot</b>	2929	2,817	2,712	8,458
<b>Residential FAR</b>	3.44	3.44	3.44	3.44
<b>Facility FAR</b>	4.8	4.8	4.8	4.8
<b>Buildable Square Feet</b>	10,076	9,690	9,329	29,095
<b>Buildable With Facility</b>	14,059	13,521	13,017	40,597
<b>Zoning</b>	R7-1	R7-1	R7-1	R7-1
<b>Taxes (18/19)</b>	\$3,511	\$2,805	\$3,686	\$10,002

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