



COMMERCIAL REAL ESTATE

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

## **University Heights Development Opportunity**

**2252-2258 Aqueduct Ave,  
Bronx, NY 10453**

Exclusively Presented By:

**Anthony Yacovone**

646.253.0988

ayacovone@ergcre.com





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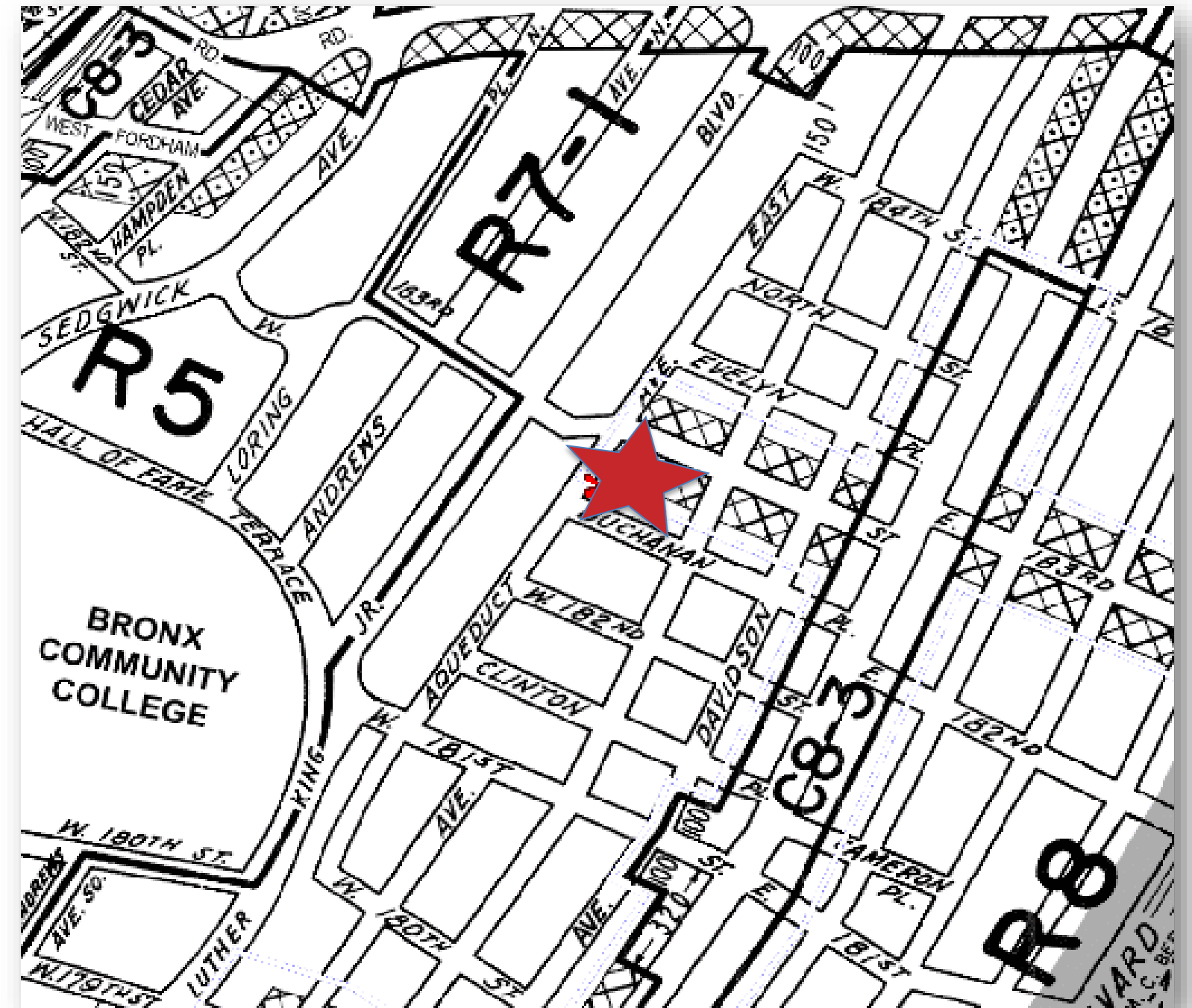
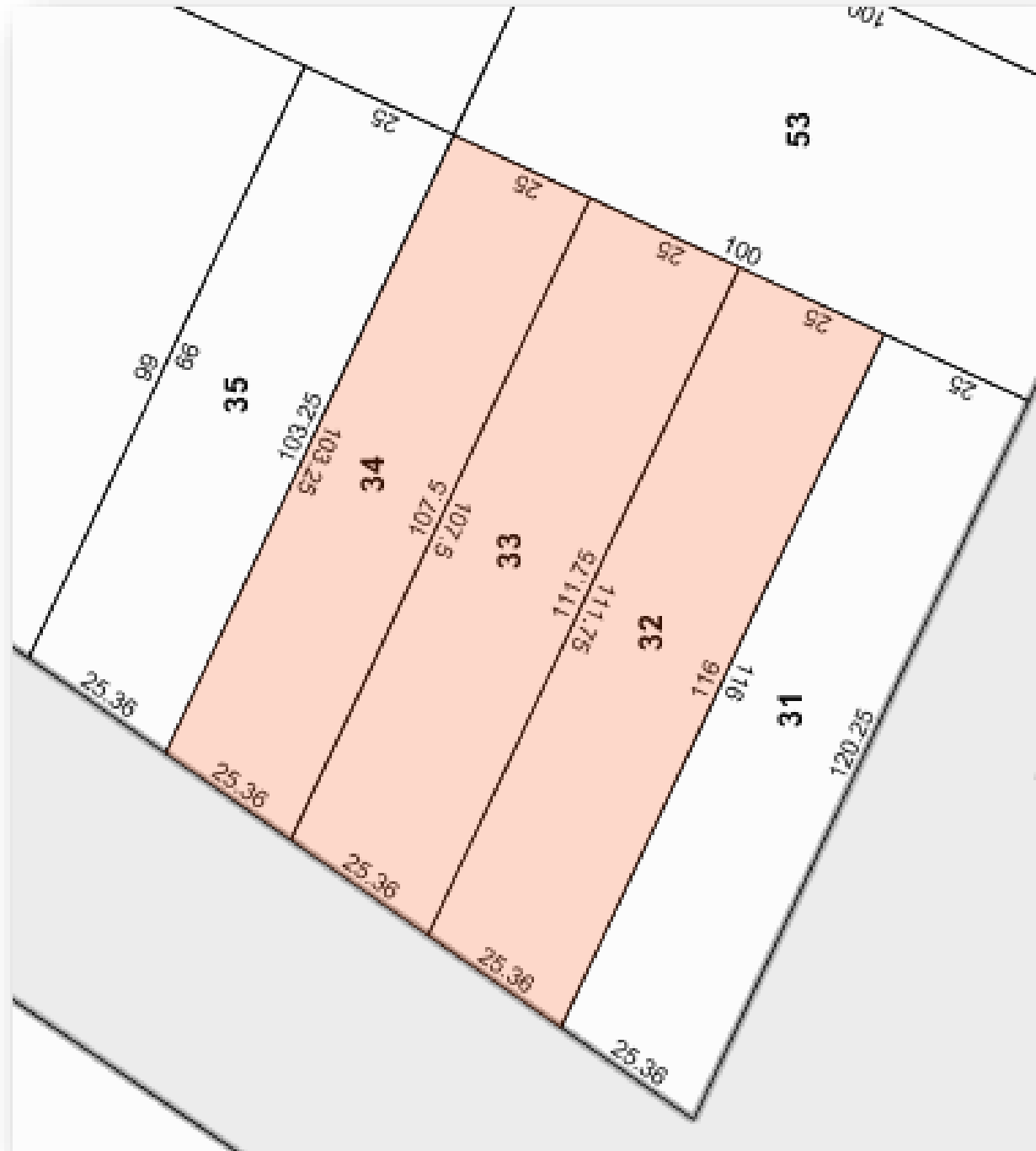
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## Highlights

- 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

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

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