



COMMERCIAL REAL ESTATE

**FOR SALE: \$500,000**

## **Yonkers Development Opportunity**

**98,100,106 Oak Street & 74  
Maple street Yonkers, NY  
10701**

Exclusively Presented By:  
**Jared Friedman**  
646.253.0966  
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# Yonkers Development Opportunity

## 98,100, 106 Oak Street & 74 Maple Street

### Yonkers, NY 10701



### Property Information

	98 Oak Street	100 Oak Street	106 Oak Street	74 Maple Street
<b>Section, Block &amp; Lot</b>	1-457-8	1-457-7	1-457-5	1-457-11
<b>Lot Dimensions</b>	25 ft. X 100 ft.	25 ft. X 100 ft.	25 ft. X 100 ft.	30 ft. X 100 ft.
<b>Lot Square Foot</b>	2,500	2,500	2,500	3,000
<b>Residential FAR</b>	1.25	1.25	1.25	1.25
<b>Buildable Square Feet</b>	3,125	3,125	3,125	3,750
<b>Zoning</b>	Apartment Houses (M)	Apartment Houses (M)	Apartment Houses (M)	Apartment Houses (M)
<b>Taxes (18/19)</b>	\$1,441	\$1,924	\$577	\$1,058

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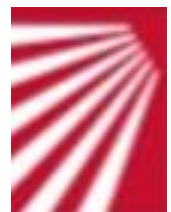
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## Highlights

- This development opportunity consists of 4 lots with 3,125 sf of development rights for each parcel on Oak Street and 3,750 sf for the lot on Maple Street
- The parcels are between Ash street and Poplar street
- This site is steps away from Enrico Fermi School For The Performing Arts
- This development opportunity has a total of 13,125 buildable square feet as-of-right between the 4 lots, coming to a price per buildable square foot of \$38
- These lots are the perfect opportunity for any developer looking for a new ground up development project