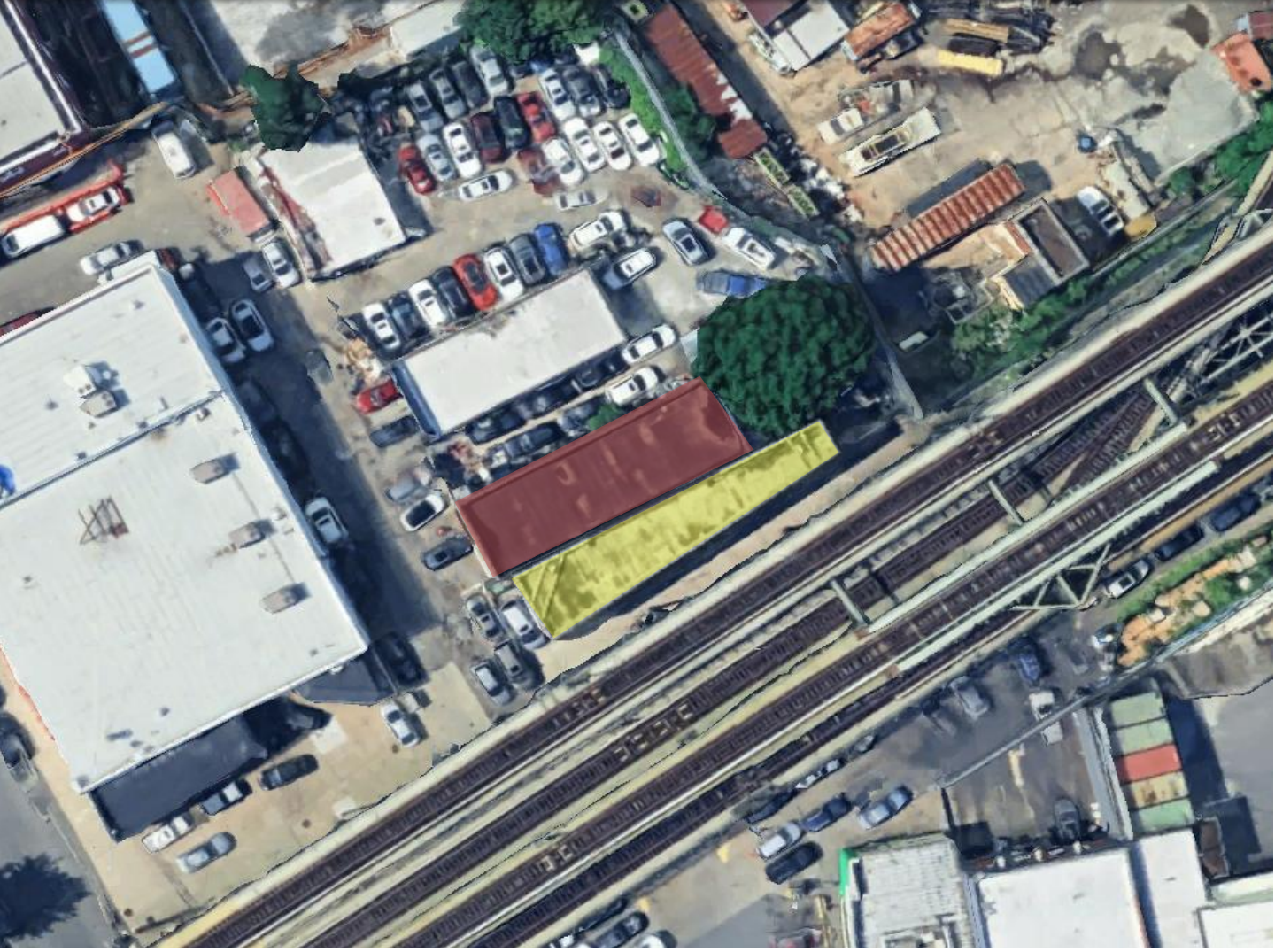




Prime Development Site For Sale
1314 Cooper Avenue
Bronx, NY 10461

Asking Price: \$950,000



 = Subject Property For Sale

 = Adjacent Property For Sale

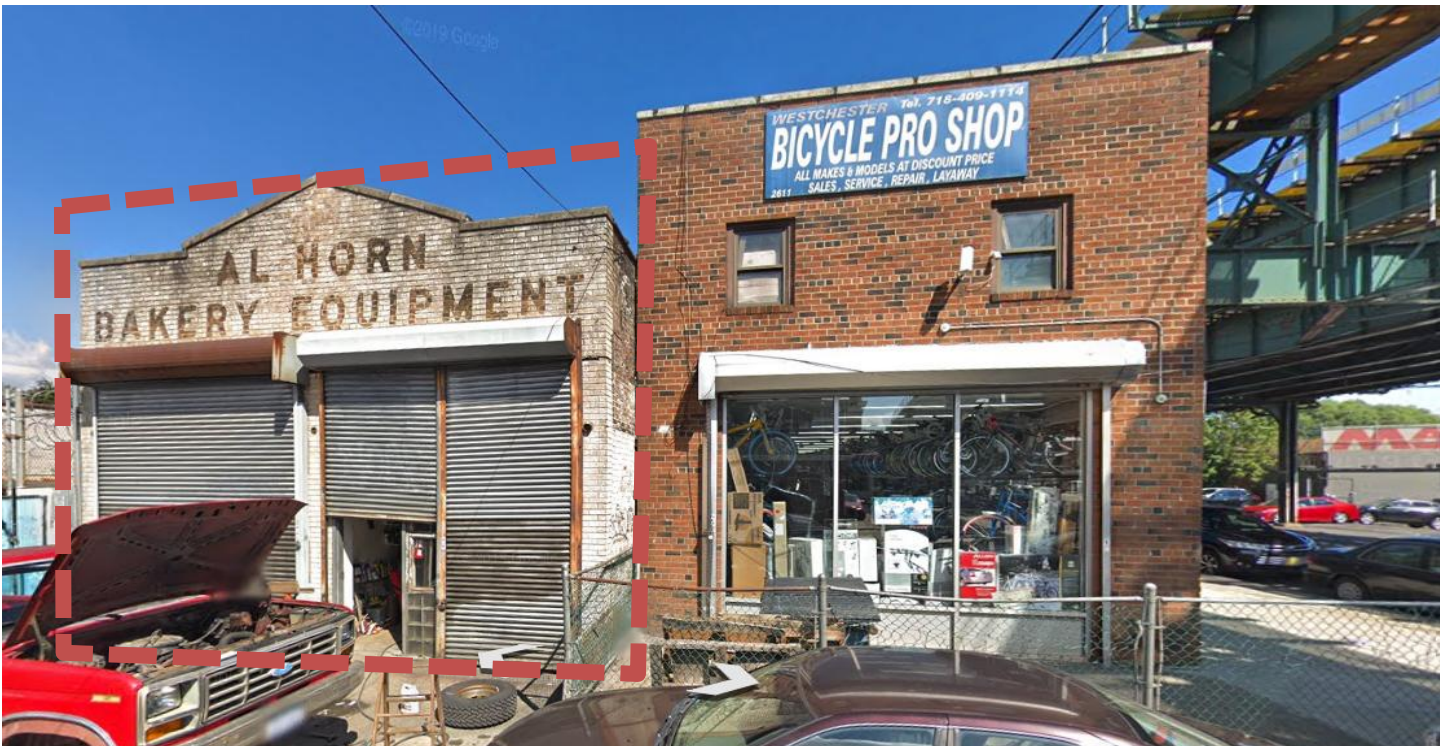


Anthony Flaccomio
646.253.0930
aflaccomio@ergcre.com

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PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present the exclusive sale of 1314 Cooper Avenue, a prime industrial property in the Bronx with significant redevelopment potential, including a possible Inclusionary Housing Component. The property sits on a 2,483-square-foot lot at the corner of Westchester Avenue and Cooper Avenue. It currently features a single-story warehouse totaling 2,000 square feet and offers a total buildable area of 10,000 square feet. Zoned R7A with a C2-4 commercial overlay, the site is well-positioned for a range of development opportunities. The building is currently used for storage and will be delivered vacant at the time of sale, making it an ideal investment for developers and end users looking to capitalize on the area's strong growth and zoning advantages.



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PROPERTY HIGHLIGHTS

Property Information

Block & Lot 4133-62

Lot Dimensions 25' x 100'

Lot Size 2,500 SF

Building Dimensions 25' x 80'

Building Size 2,000 SF

Year Built 1932

Zoning R7A C2-4

Stories 1

Taxes \$16,591

- **FAR:** 4.0
- Buildable SF: 10,000
- Ideal For Inclusionary Housing Development when Coupled with Adjacent Properties
- **Nearby Amenities:** Easy access to shopping centers, restaurants, schools, parks, and healthcare facilities.
- **High ROI Potential:** This site offers the potential for substantial returns as the area continues to improve.
- **Transportation Access:** Located just minutes from major highways (I-95, I-278) and public transportation (subway and bus lines), ensuring excellent connectivity across New York City.
- **Development Potential:** Perfect for a variety of projects. Ideal for a variety of development types:
 - Residential units (affordable)
 - Mixed-use development (commercial/retail space with residential)
 - Commercial facilities (office spaces, retail centers, etc.)



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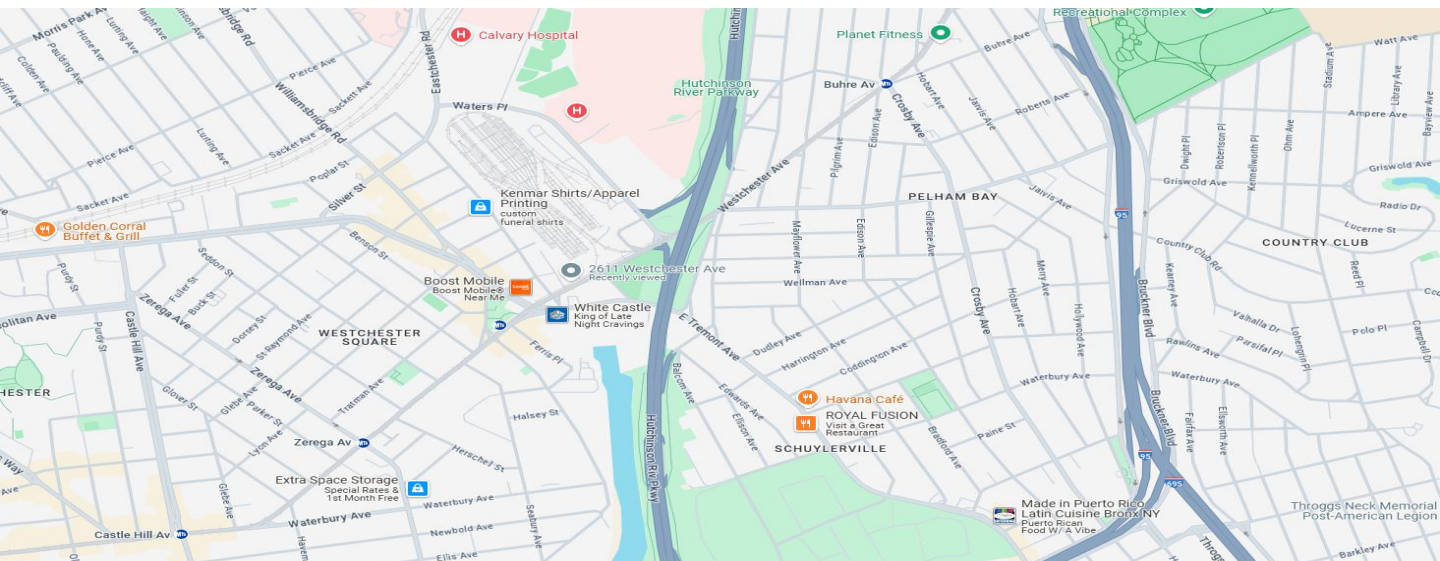
INVESTMENT HIGHLIGHTS

- **High ROI Potential:** This site offers the potential for substantial returns as the area continues to improve.

ACCESS TO TAX INCENTIVES

Tax incentives and financing options that could make your development project more cost-effective.

- NYC City of Yes Zoning **485-x**
- Universal Affordability Preference (UAP) bonus
- 35-40 Year Tax Abatements



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