



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



1680 JEROME AVENUE

BRONX, NY 10453

Prominent Residential Development Site

36,000 Buildable Sq. Ft.
Corner Parcel Frontage on Jerome Ave

Type

Warehouse / Development



SQUARE FOOT

18,000^{SF}



ZONING

R7A, C2-4



CLEAR HEIGHT

15'



PARCEL ID

2848

BLOCK



LOADING

4 DRIVE-INS



12

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Pinnacle Realty of New York, LLC is pleased to present the exclusive offering for the sale of 1680 Jerome Avenue, a prime development opportunity located in the vibrant Morris Heights neighborhood of the Bronx.

This 9,000 square foot lot is strategically positioned along Jerome Avenue, one of the Bronx's most active commercial and residential corridors. Known for its accessibility and recent rezoning initiatives, Jerome Avenue continues to see significant investment and development, making it one of the borough's most rapidly evolving areas.

The property features favorable R7A / C2-4 zoning, allowing for up to 36,000 buildable square feet as-of-right under the Mandatory Inclusionary Housing (MIH) program. The site also benefits from its location within the FRESH (Food Retail Expansion to Support Health) Program zone, offering potential zoning and tax incentives for developers including increased FAR and potential abatements.

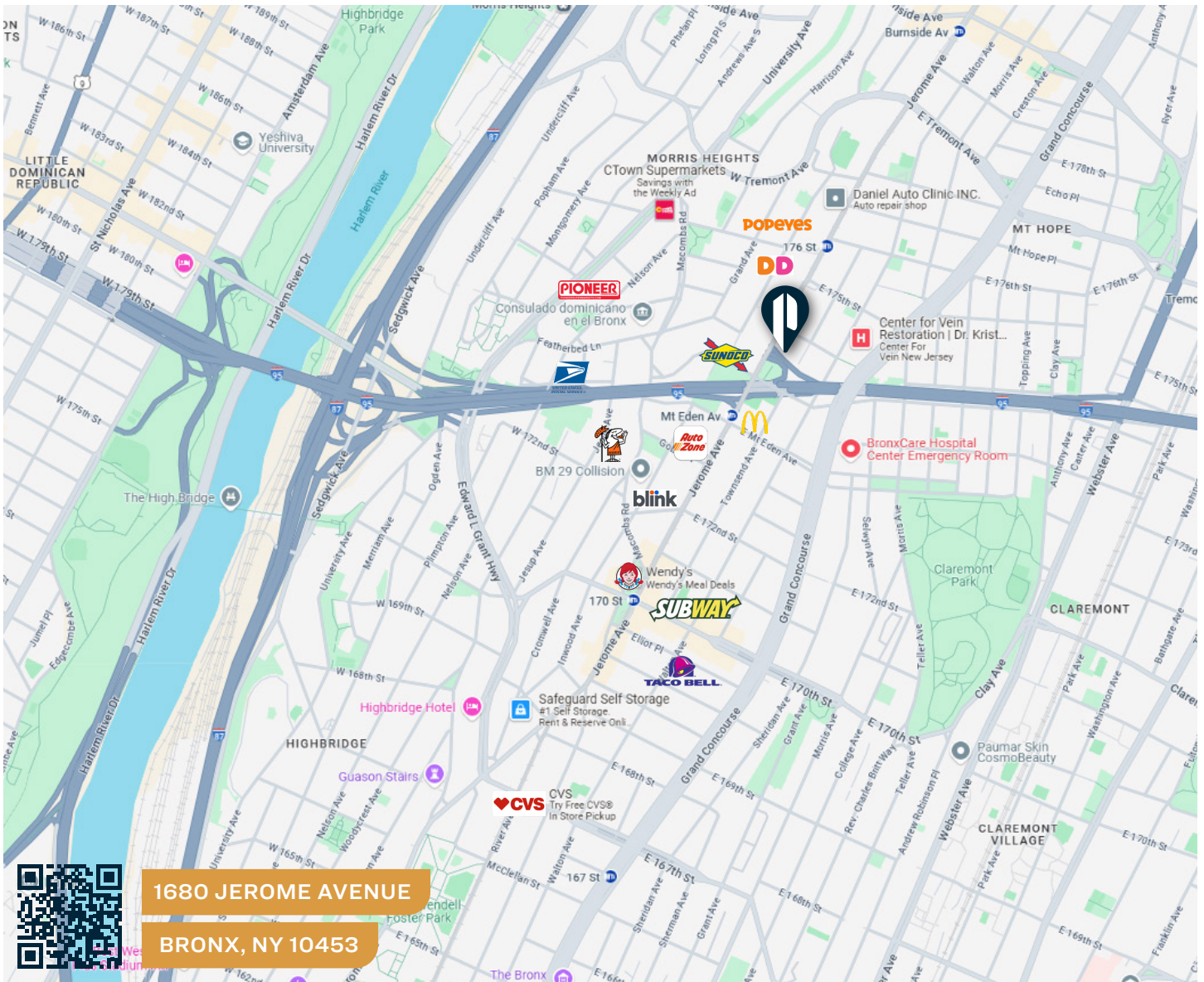
Located just steps from mass transit, including multiple subway lines (4, B, D trains), as well as proximity to the Cross Bronx Expressway and the Major Deegan Expressway, the site offers exceptional connectivity throughout New York City.

This is a rare opportunity to acquire a well-located development site in a rapidly transforming corridor with strong long-term growth potential.

Features

- **Lot Size:** 9,000 Sq. Ft.
- **Existing:** 18,000 Sq. Ft. 2-Story Warehouse
- 190 Linear Feet of Frontage
- At the Foot of 95
- **Residential FAR:** 4
- **Facility FAR:** 4
- **Annual R.E. Taxes:** \$80,621





1680 JEROME AVENUE

BRONX, NY 10453

TRANSPORTATION



174-175 STREET
STATION
MT EDEN AVE



GRAND CONCOURSE
CROSS BRONX EXPY
WASHINGTON BRIDGE



BX32: E 175 ST/JEROME AVE
BX1, BX2: GRAND
CONCOURSE / E 174 ST



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