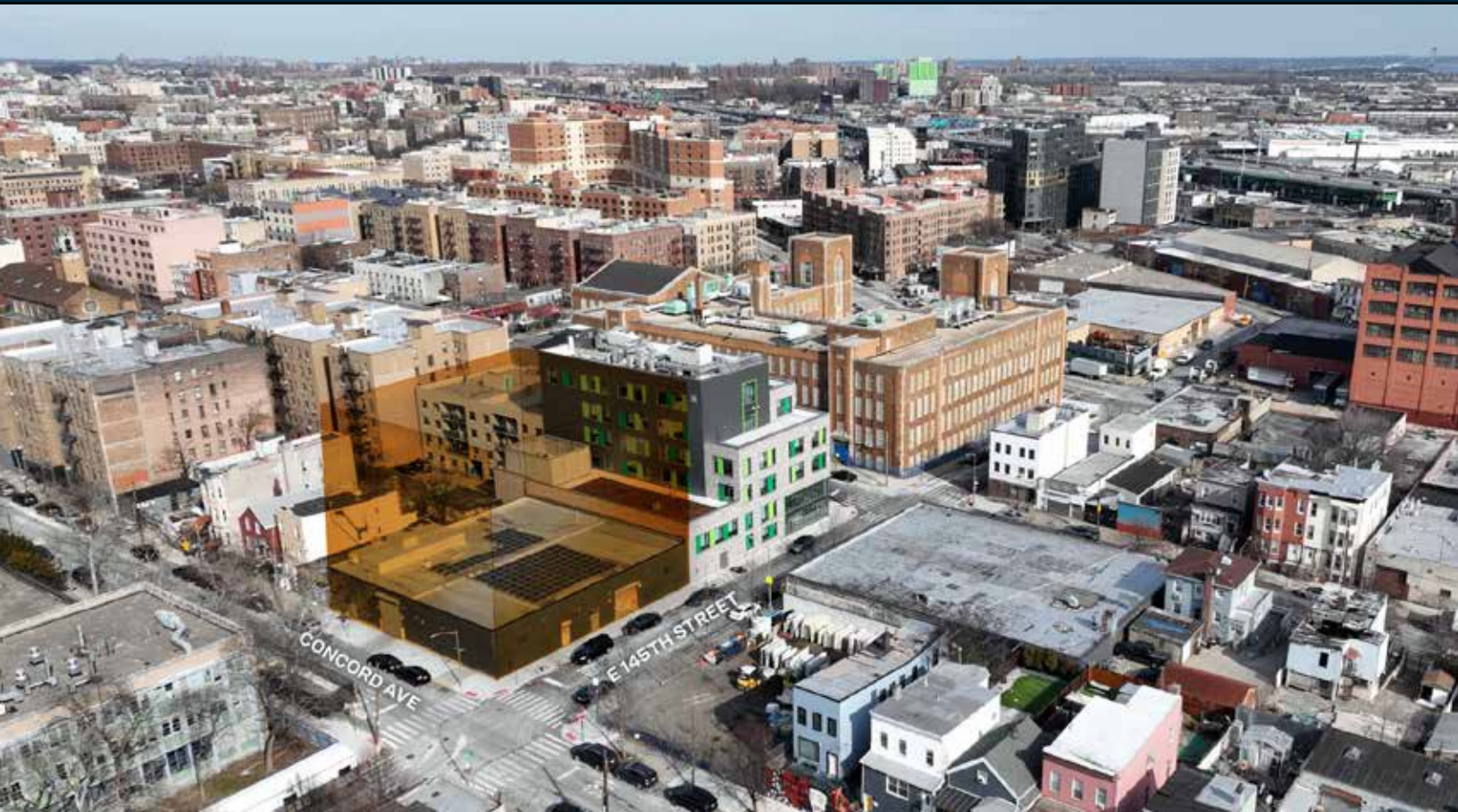




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



452 CONCORD AVENUE

BRONX, NY 10455

Prime Residential Development in Mott Haven

66,021 Sq. Ft. Residential Buildable

Type

Residential Development / Investment



LOT SQUARE FOOTAGE

9,810_{SF}



ZONING

R7-1



RESIDENTIAL BSF (UAP)

66,021_{BSF}



PARCEL ID

2577

BLOCK



LOCATION

**Corner Lot
3 Blocks From
Subway Station**



27

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

The property currently consists of a single-story warehouse situated on a 9,810 square foot lot. Through a completed lot merger, the site now offers approximately 66,021 square feet of residential buildable area.

- This offering presents an efficient and highly attractive development opportunity, with a projected scale of up to 99 residential units—strategically sized to remain below limits that trigger additional wage requirements.
- Ideally positioned to capitalize on the City of Yes UAP program, allowing an increase in total density.
- Corner positioning provides exceptional light and air exposure from all four sides of a new development.

Features

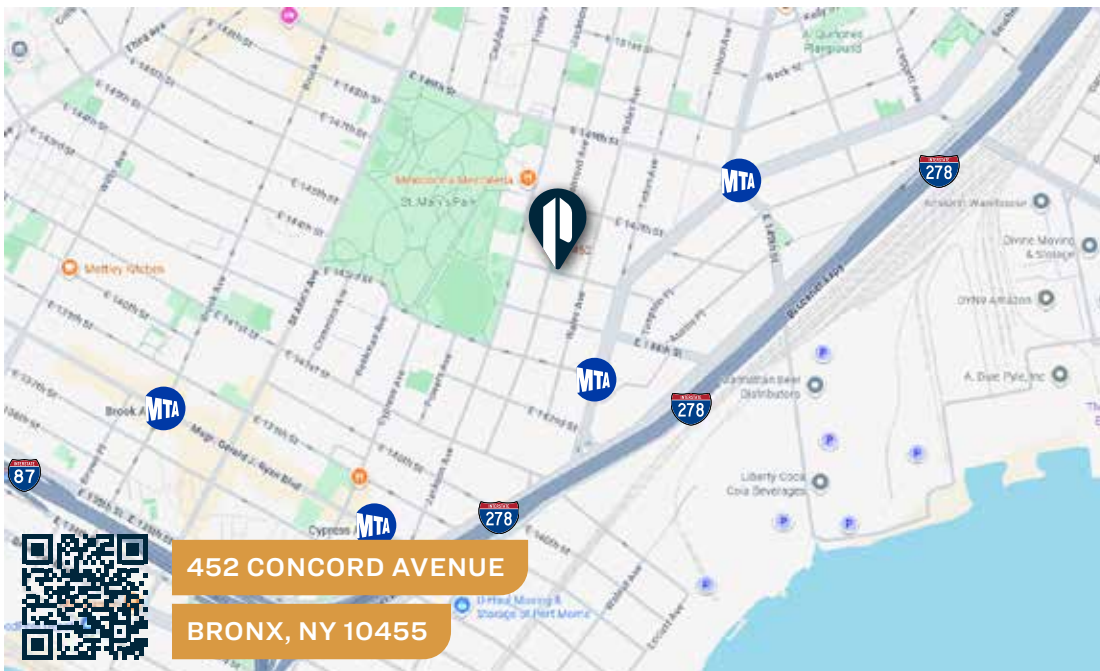
- **Lot Size:** 98.1' x 100' (9,810 Sq. Ft.)
- **Existing Warehouse:** 9,810 Sq. Ft.
- Corner Lot Allowing Light & Air
- Two Street Frontage (198')
- Merged Lots Allowing 66,021 BSF
- Facility F.A.R.: 4.8
- Tax Class: 4
- R.E. Taxes: \$32,077



RENDERING



TAX MAP



TRANSPORTATION

6 E 143RD ST - ST. MARY'S ST
E 149TH ST

 BRUCKNER EXPY
MAJOR DEEGAN EXPY
ROBERT F. KENNEDY BRIDGE

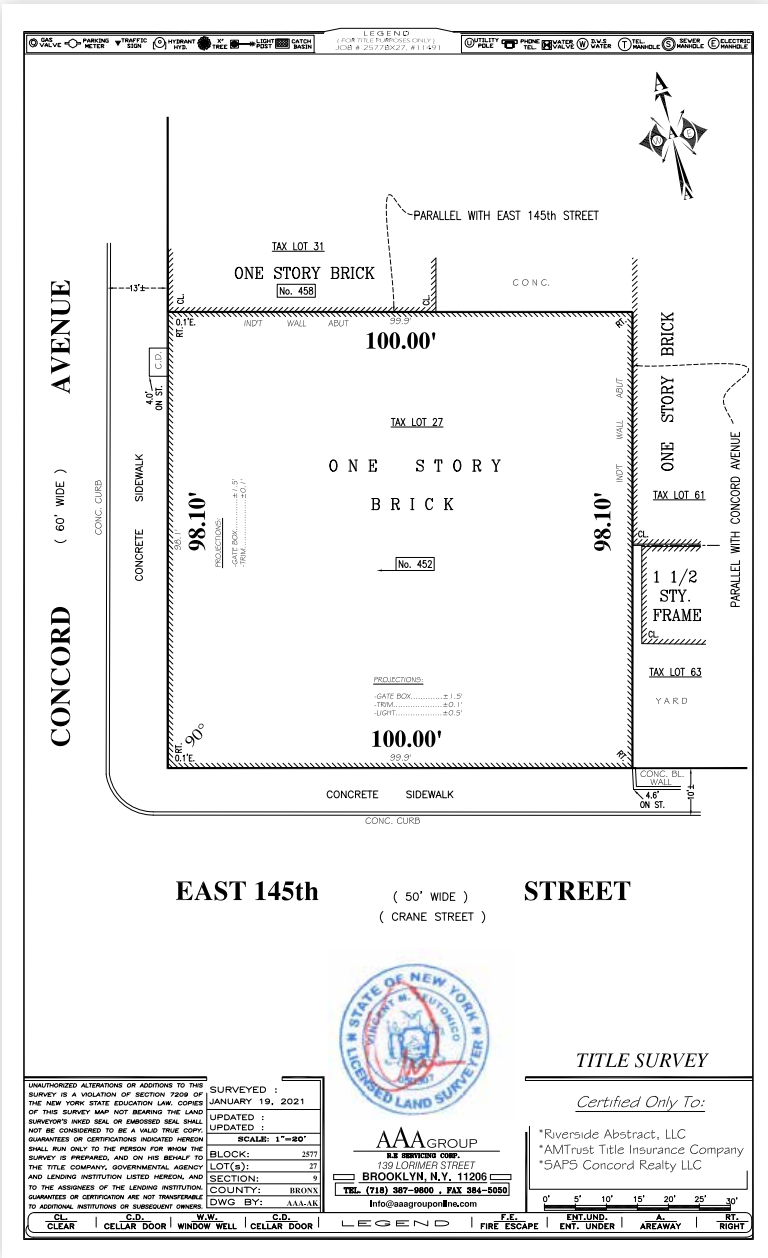
 **Bus** BX17, BX19:
E 149TH ST / CONCORD AVE



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SURVEY



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