



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



4663 THIRD AVENUE

BRONX, NY 10458

Prime Residential Development Opportunity

Corner Property Located in the
Heart of Belmont Near Arthur Avenue

TYPE

**Development / Investment /
Existing Warehouse**



LOT SQUARE FOOT

12,700^{SF}



CLEAR HEIGHT

14'



RESIDENTIAL BSF:

50,800^{SF}

RESIDENTIAL BSF (UAP):

60,960^{SF}



ZONING

**M1-4, R7A
(MX-14)**



PARCEL ID

3041
BLOCK



21
LOT

PRICE

Upon Request

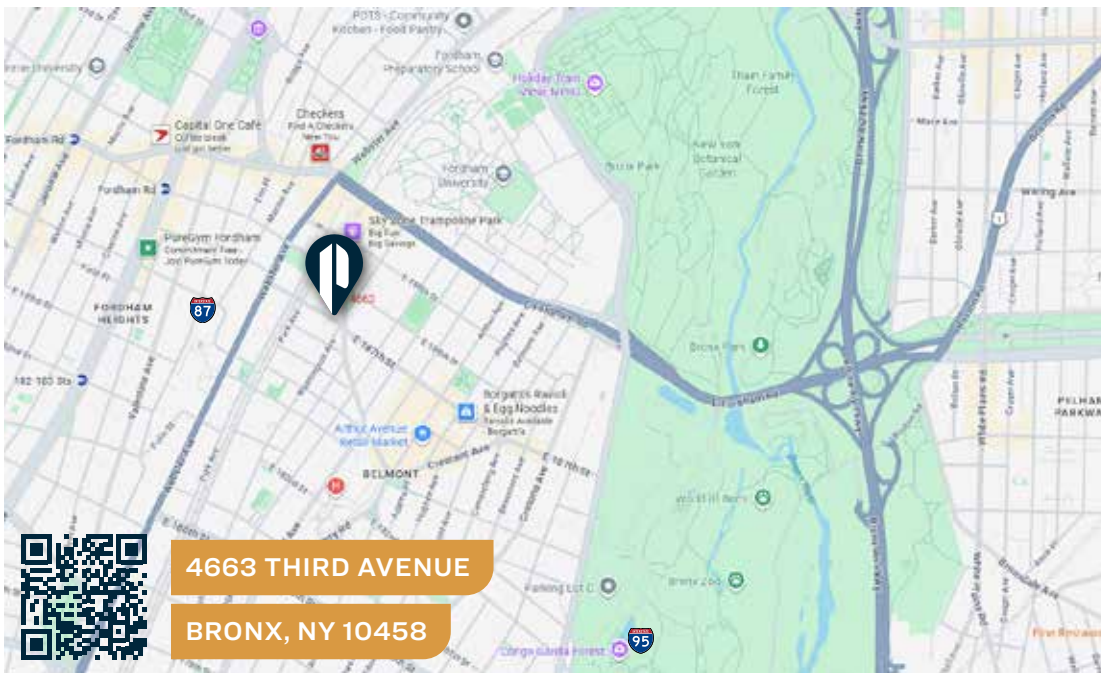
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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Development & Existing Conditions


Features


- Lot Sq. Ft.: 12,700
- Existing Warehouse Sq. Ft.: 12,700
- Third Ave Frontage: 115'
- FAR (Standard): 4
- FAR (Facility): 4
- FAR (UAP): 4.8
- Buildable Sq. Ft. : 50,800
- Buildable Sq. Ft. (UAP): 60,960
- Tax Class: 4
- Real Estate Taxes 26/27: \$43,582



TRANSPORTATION

B D FORDHAM RD/
GRAND
CONCOURSE

 BRONX RIVER
PKWY
CROSS BRONX
EXPY
MAJOR DEEGAN
EXPY

 HARLEM
NEW CANAAN
NEW HAVEN



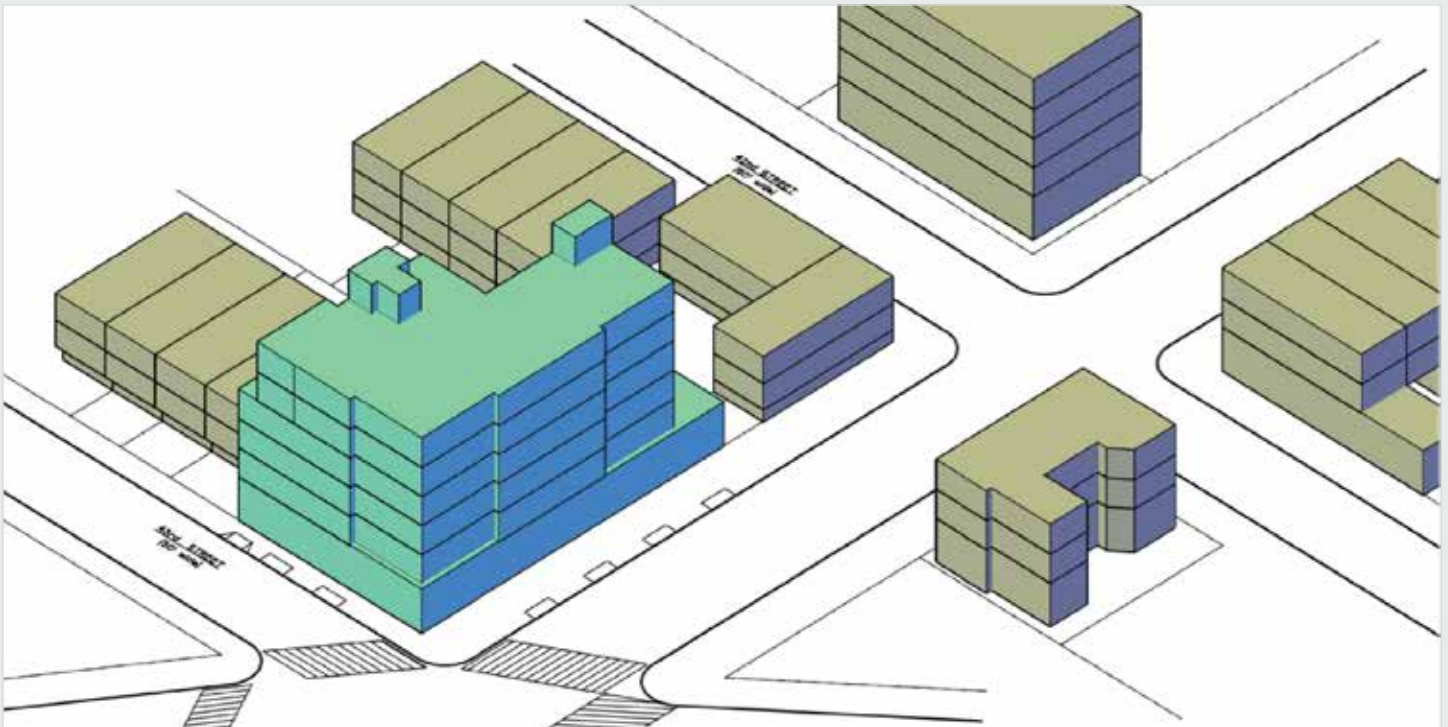
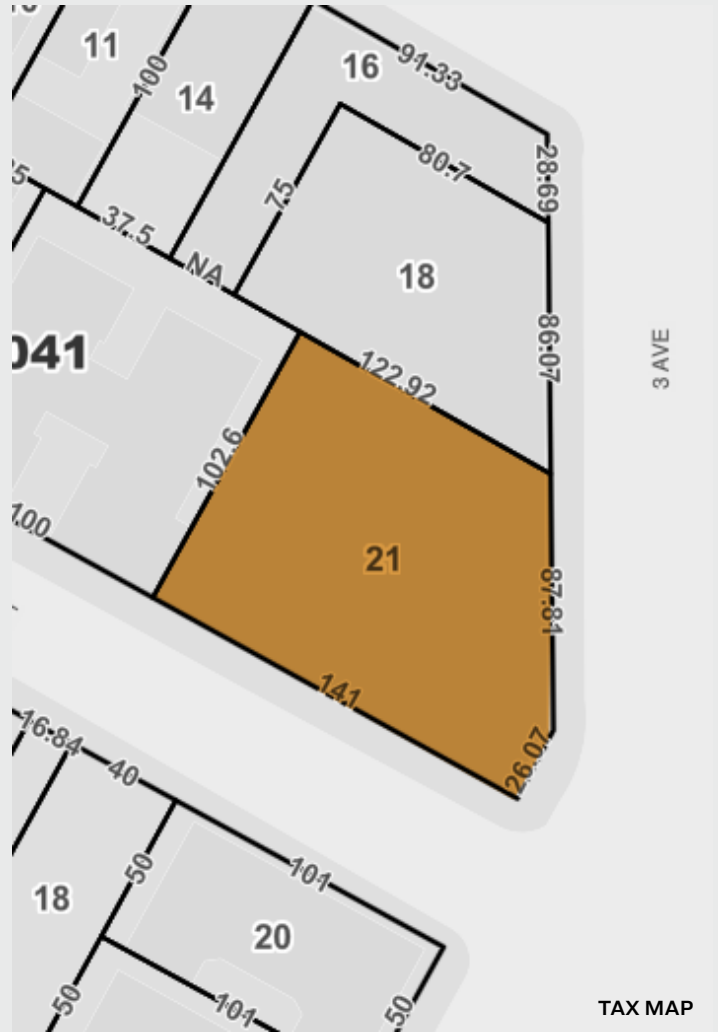
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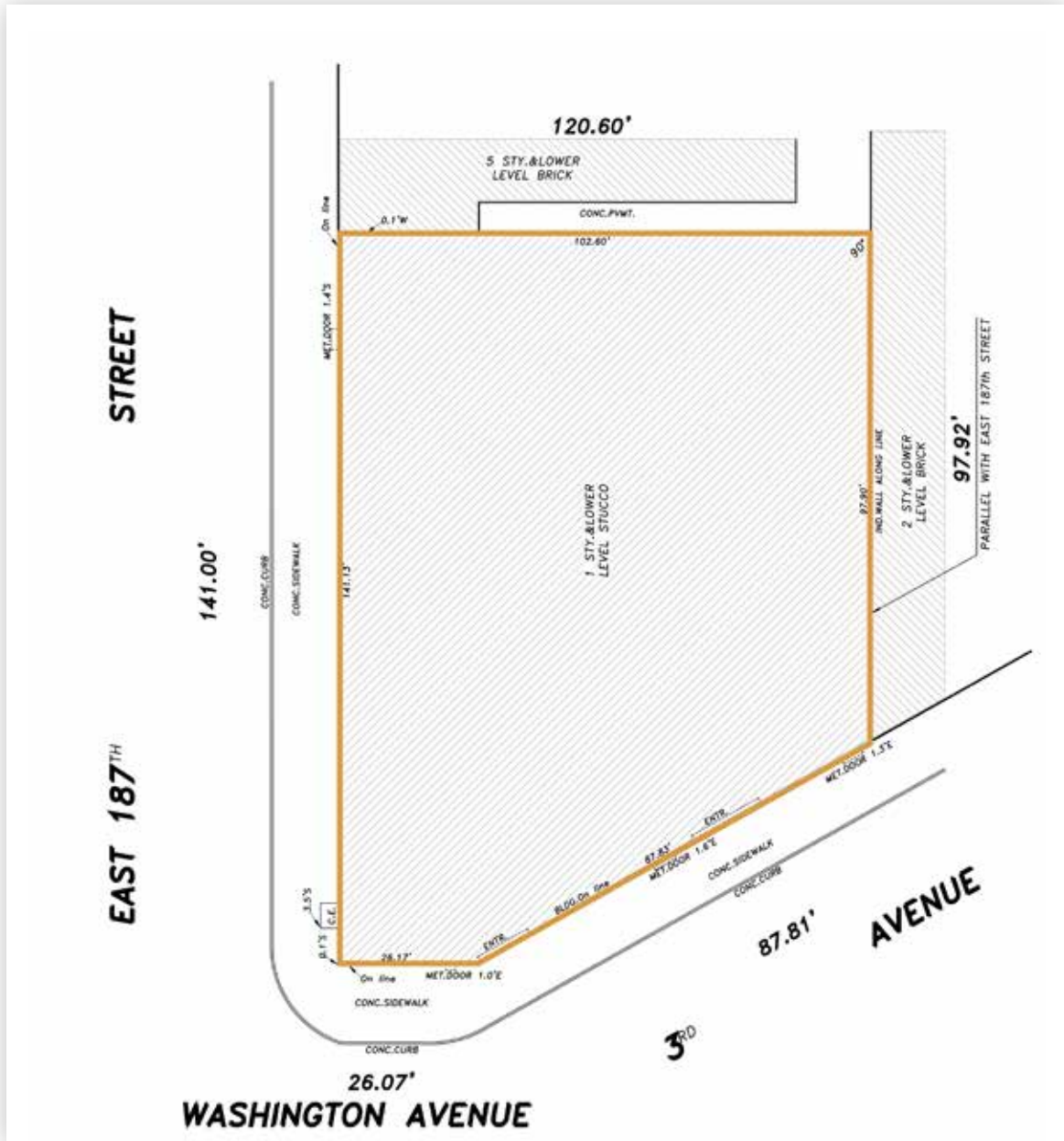
Property Overview

Pinnacle Realty of NY LLC has been retained exclusively to represent 4663 Third Avenue in the Bronx. The property is strategically located in the corner of Third Avenue, Washington Avenue & 187 Street. The subject property currently consists of a single-story warehouse built full on a 12,700 sq. ft. lot. The property allows significant residential development advantages with easy access to major highways, public transportation, and Manhattan!

- **The Special Mixed-Use District (MX) was established in 1997 to encourage investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed-use communities.**
- **Ideally positioned to capitalize on the City of Yes UAP program, allowing an increase in total buildable density.**



SURVEY



**PINNACLE
REALTY**
OF NEW YORK, LLC

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