

894 EAST 169TH STREET, BRONX, NY 10459

IPRG

EXCLUSIVE OFFERING MEMORANDUM



Corner Development Site

894 EAST 169TH STREET, BRONX, NY 10459

IPRG INVESTMENT SITE FOR SALE

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CORNER DEVELOPMENT SITE FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
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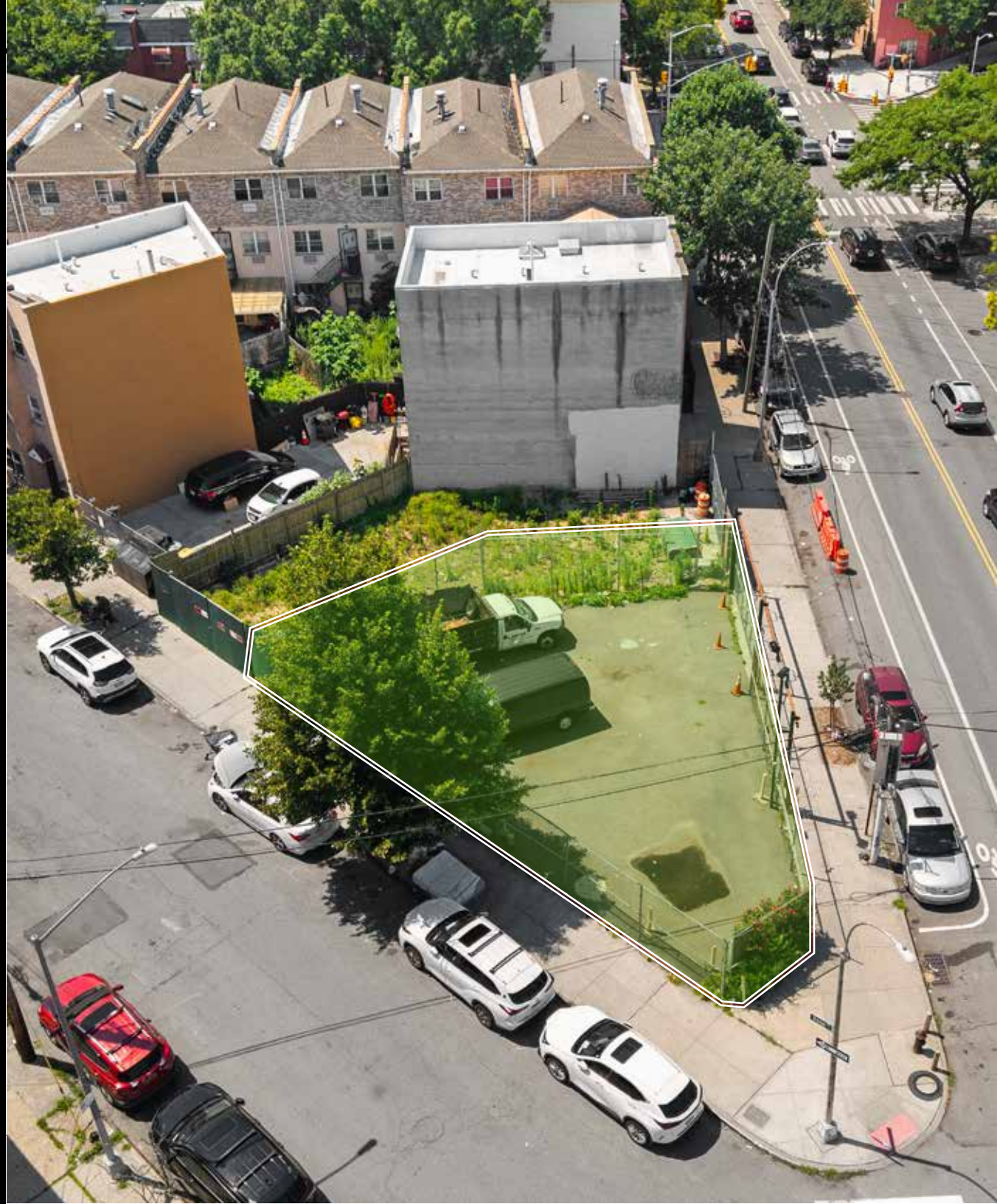
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

894 EAST 169TH STREET





OFFERING PRICE
\$990,000

INVESTMENT HIGHLIGHTS

65.42 ft x 65.42 ft
Lot Dimensions

7,360
Total Buildable SF (as-of-right)

9,218
Total Buildable SF (city of yes)

1,840
Lot SF

\$135
Price/Buildable SF (as-of-right)

\$107
Price/Buildable SF (city of yes)

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

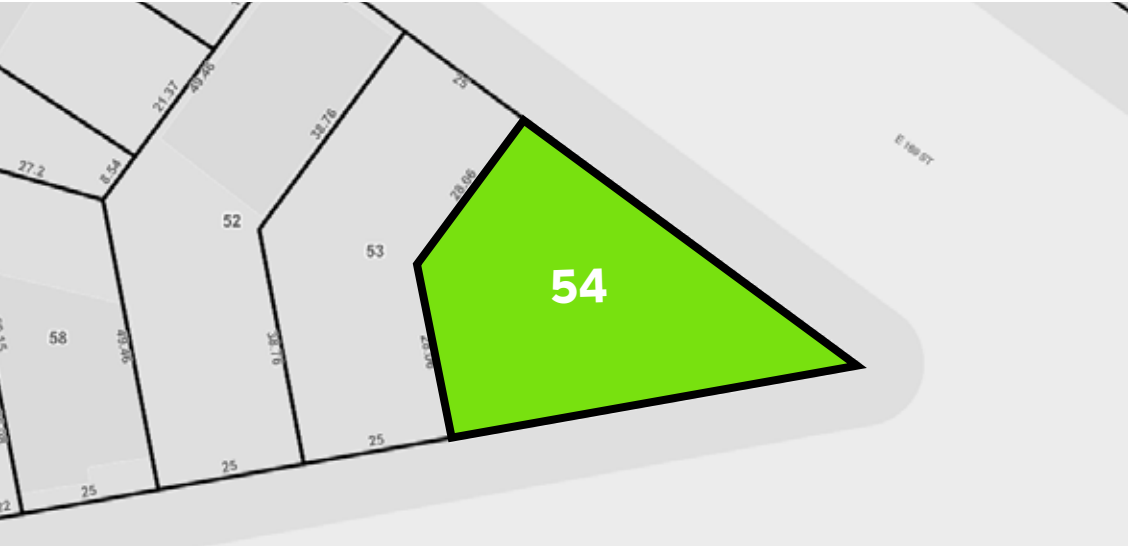
Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 894 East 169th Street. The subject property is a corner, 1,840 SF lot situated in a C2-4/R7-1 zoning district which allows for 7,360 buildable square feet (as-of-right) and 9,218 buildable square feet with the city of yes.

The subject property is in walking distance from the Freeman Street subway station (2,5).

BUILDING INFORMATION

BLOCK & LOT:	02694-0054
NEIGHBORHOOD:	Foxhurst
CROSS STREETS:	Reverend James A. Polite Ave. & Home St.
LOT DIMENSIONS:	65.42 ft x 65.42 ft
LOT SF:	1,840 SF
TOTAL BUILDABLE SF:	7,360 (as-of-right) 9,218 (city of yes)
ZONING:	C2-4/R7-1
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	Class 4 / \$4,872

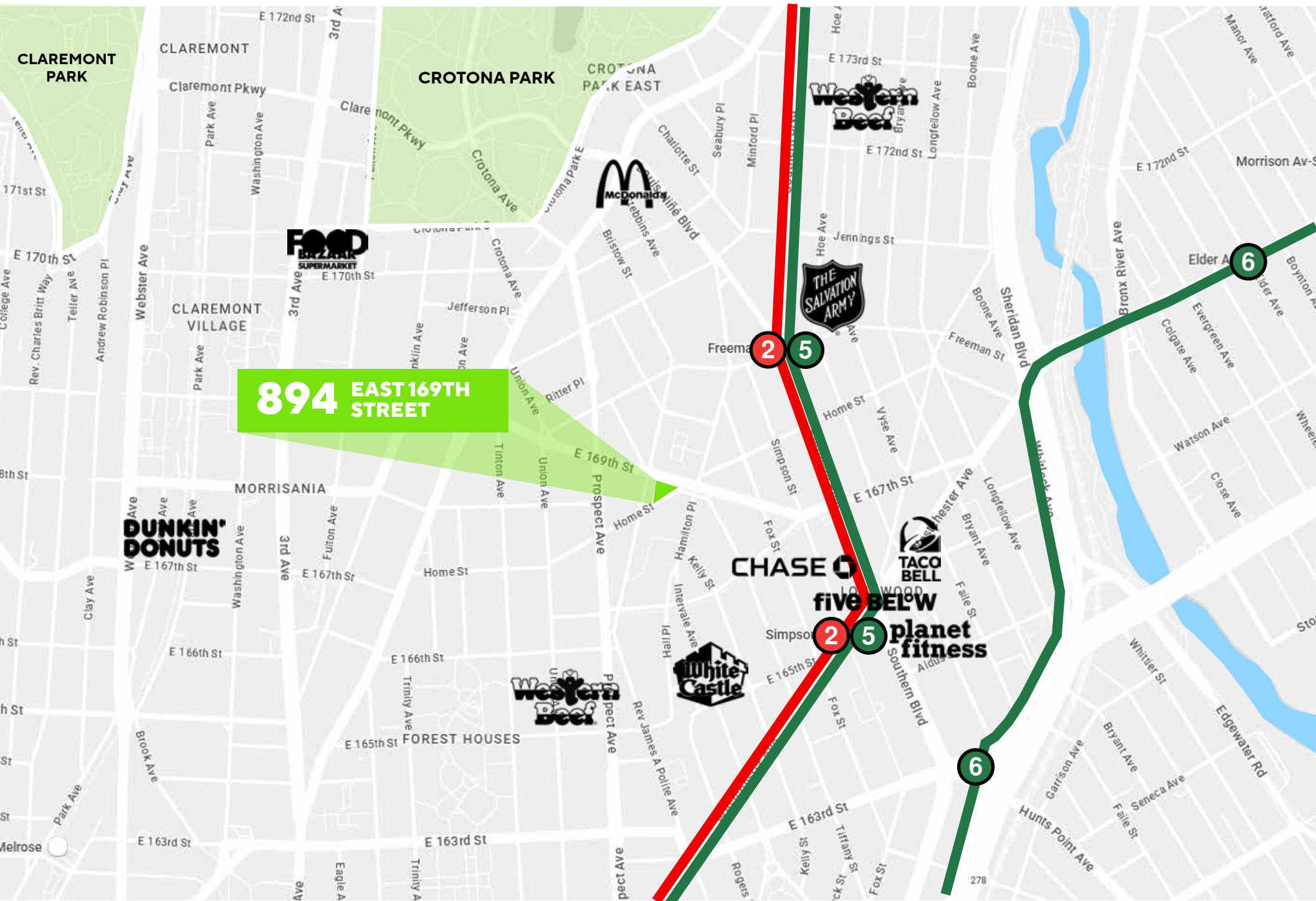
TAX MAP



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PROPERTY MAP



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CORNER DEVELOPMENT SITE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



894 EAST 169TH STREET, BRONX, NY 10459

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SURVEY

PROPERTY LINE STAKEOUT SURVEY

SURVEY OBJECTIVE

1. SUBJECT PROPERTY SHOWN HEREON IS DESIGNATED BY TAX BLOCK 2694 TAX LOT 54 IN TAX SECTION 10, AND IS ALSO KNOWN AS 894 E. 169th STREET, BRONX NEW YORK 10459
2. MY OFFICE PERFORMED A TITLE SURVEY ON 11/27/1995 AND A TOPOGRAPHICAL SURVEY 03/30/2004 OF SAID SUBJECT PROPERTY
3. ON JUNE 17, 2025 A PROPERTY LINE STAKEOUT SURVEY WAS PERFORMED BY MY OFFICE AT THE REQUEST OF SUBJECT PROPERTY OWNER
4. IN 1995 AND 2004, MY SURVEYS SHOWED A CHAIN LINK FENCE LOCATED ALONG THE WESTERLY PORTIONS OF SUBJECT PROPERTY TO BE UP TO EIGHT FEET MORE OR LESS ON SUBJECT PROPERTY, AND ENCROACHES ON LOT 53 BY UP TO THREE FEET FIVE INCHES WHERE THIS SAID FENCE INTERSECTS THE NORTHERLY SIDE OF HOME STREET. AT THAT TIME, THE OWNER OF SUBJECT PROPERTY WAS MADE AWARE OF THE LOCATION OF THIS SAID OLD CHAIN LINK FENCE
5. ON OR AROUND JUNE 9, 2025 SUBJECT PROPERTY OWNER ADVISES SAID LOT 53 HAS BEEN SOLD AND CONSTRUCTION ON THAT LOT 53 IS IMMINENT
6. OWNER OF SUBJECT LOT 54 ADVISES HE IS IN DIALOGUE WITH OWNER OF IMMEDIATE WESTERLY ADJOINING LOT 53 (IN LIGHT OF THE IMPENDING CONSTRUCTION) AND WAS MADE AWARE OF TWO SURVEYS OF SAID LOT 53 MADE BY STATEWIDE LAND SURVEYING AND DATED FEBRUARY 12 AND MARCH 28, 2025. BOTH SURVEYS SHOW A CHAIN LINK FENCE LOCATED ALONG THE WESTERLY PORTIONS OF SUBJECT LOT 54 THAT ARE NOT CONSISTENT WITH EACH OTHER (MEANING THE FENCE SHOWN ON THE SURVEY DATED 02/12/25 IS NOT THE SAME FENCE SHOWN ON THE SURVEY DATED 03/28/25). FURTHERMORE, BOTH FENCES SHOWN ON THESE SAID TWO SURVEYS ARE INCONSISTENT WITH THE OLD CHAIN LINK FENCE SHOWN ON MY TWO SURVEYS OF 1995 AND 2004. IN ADDITION, OWNER OF SUBJECT LOT 54 WAS ADAMANT THAT HE HAD NOT RELOCATED THE OLD CHAIN LINK FENCE AS SHOWN MY SURVEYS AND IT IS THE SAME FENCE AS EXISTED IN 1995 AND 2004.
7. CONSEQUENTLY, OWNER OF SUBJECT LOT 54 REQUESTED THE STAKEOUT SURVEY BE DONE TO CLARIFY MATTERS AND TO PROVIDE MARKS ON GROUND TO FACILITATE THE RELOCATION OF THE SAID OLD FENCE ONTO THE PROPERTY LINE SINCE CONSTRUCTION WOULD SOON BE STARTED ON LOT 53

FINDINGS

1. THE ONE STORY FRAME BUILDING LOCATED ON SAID LOT 53 AND THE CELLAR STEPS AFFIXED HITHERTO ARE NO LONGER ON THE LOT. LOT 53 IS CLEARED AND NOW VACANT
2. THE TWO OLD CUTS FOUND ON A FIVE-FOOT OFFSET ON HOME STREET FOR LOT 53 HAVE A MEASUREMENT OF 25 FEET AND 3/8 INCH BETWEEN THEM. THE OLD CUTS ALONG E. 169th STREET MEASURE 25 FEET BETWEEN THEM
3. NO EVIDENCE WAS FOUND OF THE FENCE SHOWN ON THE TWO SURVEYS MADE BY STATEWIDE LAND SURVEYING
4. THE OLD CHAIN LINK FENCE AS SHOWN ON MY 1995 AND 2004 SURVEYS WERE FOUND TO BE STILL ON THE SUBJECT PROPERTY
5. A FENCE COMPANY WAS ON HAND, EMPLOYED BY OWNER OF SUBJECT PROPERTY, TO RELOCATE THE FENCE APPROPRIATELY BASED ON THE SURVEYOR'S MARKS PLACED ON GROUND
6. ON FIELD DATE OF JUNE 17, 2025, WE OBSERVED THAT IMMEDIATE WESTERLY ADJOINING LOT 53 WAS MARKED ON GROUND. THESE MARKS WERE CONSISTENT WITH THOSE SHOWN ON THE SURVEY OF MARCH 28, 2025 MADE BY STATEWIDE LAND SURVEYING. MY STAKEOUT PERFORMED ON SAID DATE OF JUNE 17, ARE ALSO CONSISTENT WITH THE MARKS PLACED BY THE SAID STATEWIDE LAND SURVEYING MEANING BOTH SURVEYS ARE IN AGREEMENT AS TO LOT LINES
7. ALSO ON FIELD DATE OF JUNE 17, 2025 WE OBSERVED THE FENCE COMPANY RELOCATE THE CHAIN LINK FENCE POSTS. THE MOST WESTERLY PORTIONS OF SAID POST WERE PLACED ONLINE WHEN WE LOCATED SAME. CONSEQUENTLY, THE ENTIRE FENCE POSTS ARE LOCATED ON SUBJECT LOT 54 (EXCEPTING FOR THE 3/8 INCH DISCREPANCY MENTIONED IN ITEM (2) OF "FINDINGS," BUT THIS DISCREPANCY IS INSIGNIFICANT

CONCLUSION

THE PROPERTY LINES ARE CLEARLY DELINEATED ON GROUND FOR THE PERUSAL OF ALL PARTIES

LEGEND:

- + DENOTES CROSS CUT(SET)
- DENOTES STAKE(SET)
- DENOTES PROPERTY LINE

TITLE NO. N/A

MAP OF PROPERTY AT

BRONX

THE BRONX

COUNTY, N.Y.

STAKEOUT
SURVEYED

JUNE 17, 2025



Everton W. Green

Licensed Land Surveyor
240-01 147th Avenue
Rosedale, New York 11422
Tel: (718) 977-9394
Fax: (718) 977-9604
www.evergreens.com

CERTIFIED TO:

M-WAY REALTY
(FORMERLY EMIL REALTY,
NAME CHANGE FEB 11, 2005)

TAX SECT. 10 TAX BLOCK 2694 TAX LOT 54

SCALE: 1"=16'
DRAWN BY: E.W.G.

CHECKED BY: A.D.S.
FINAL SECT.: 11

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



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