

3817 Bailey Avenue, Bronx, NY 10463



Expansive & Versatile 200' Wide Development Opportunity | Premiere Kingsbridge Heights Location | **FOR SALE**



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Table Of Contents

3 *Executive Summary*

7 *Neighborhood Information*

12 *Property Information*



Executive Summary

A photograph of a three-story brick building with a flat roof, partially obscured by large green trees. Several cars are parked along the street in front of the building. The sky is blue with scattered white clouds. The text "Executive Summary" is overlaid in the center of the image.

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Ariel Property Advisors presents 3817 Bailey Avenue, a premier development opportunity in the heart of the Kingsbridge Heights neighborhood of the Bronx.

This ~20,395 sq.ft. midblock parcel boasts 200' of frontage and currently consists of a former rectory, parking lot and side yard.

Property Highlights

Remarkable Scale: R7-1 zoning provides 81,580 ZFA (Standard), 97,896 ZFA (Community Facility) FAR and up to 102,179 ZFA (UAP-Affordable).

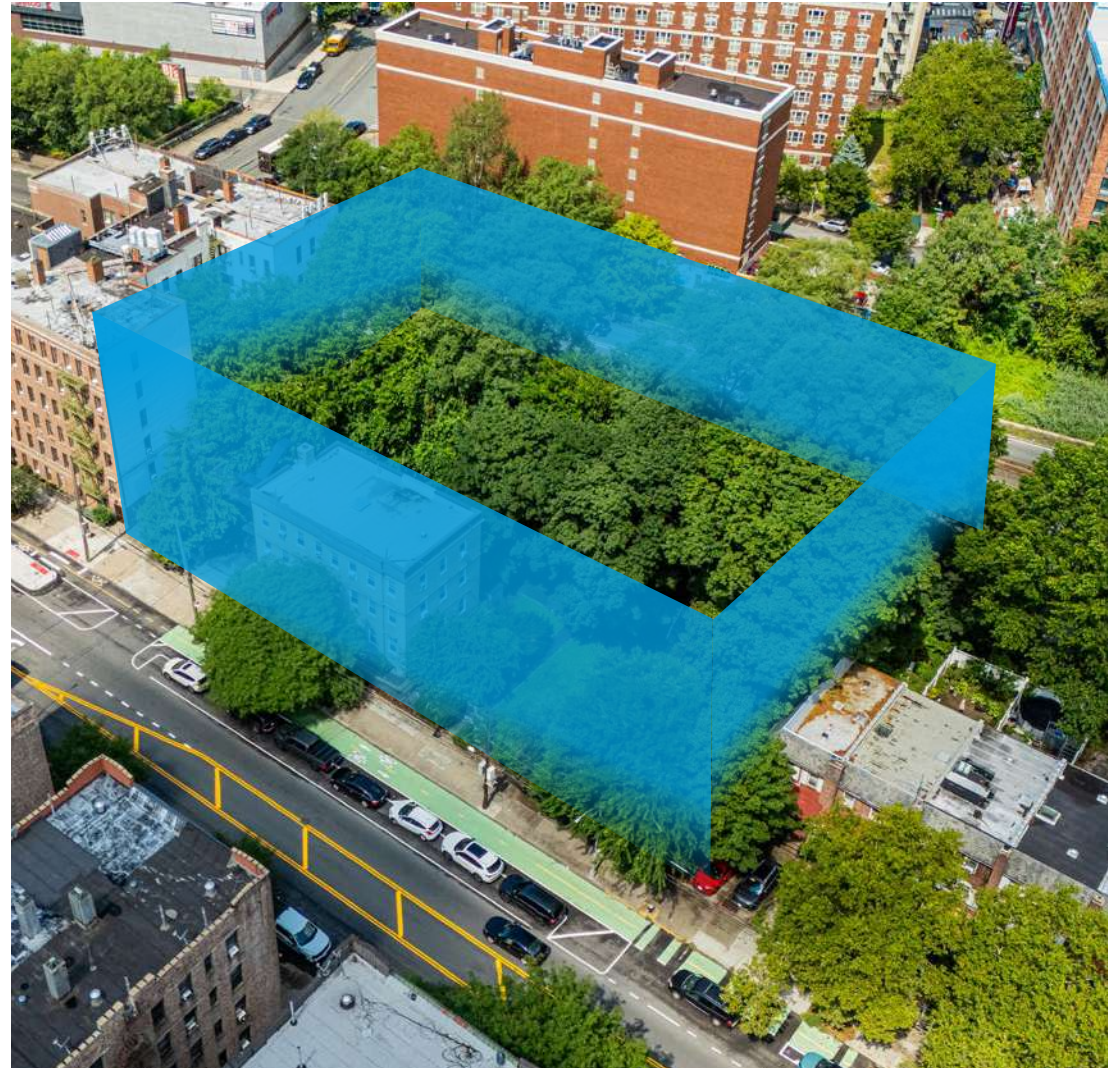
Versatile Use: This expansive lot ensures optimal residential unit layouts or community facility uses, such as schools and medical facilities.

Prime Location: Situated in the Kingsbridge Heights/Jerome Park neighborhood, 3817 Bailey Avenue is surrounded by lush greenspaces, cultural landmarks and major educational institutions.

Abundant Retail: Just around the corner Riverdale Crossing shopping mall, with additional shopping and dining along 238th Street, Broadway and Kingsbridge Avenue.

Convenient Transit: A 4-minute walk to the 1 train (238th Street), steps from the Bx10 Bus and one block from the Mosholu Parkway (via Van Cortlandt Park South).

Offering exceptional scale and an exceptional location, 3817 Bailey Avenue is an ideal development opportunity for a major residential or community facility project.



Asking Price: \$8,750,000 | \$107 / BSF (Standard) | \$86 / BSF (UAP) | \$89 / BSF (CF)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

Daniel Mahfar x99
dmahfar@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

James Nestor x30
jnestor@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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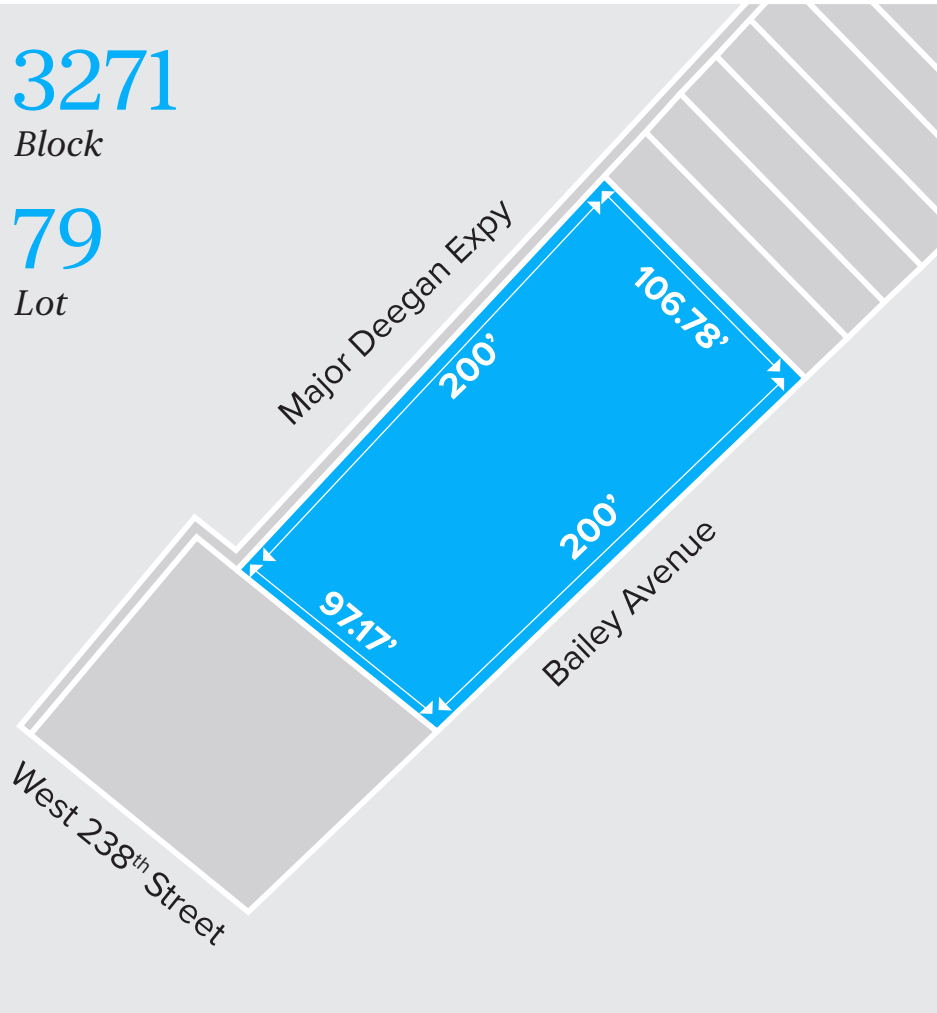


3271

Block

79

Lot



~ 20,395

Lot Sq. Ft.

R7-1

Zoning

1

Subway Lines

200' x 106.78'

Lot Dimensions

Development Scenario	FAR	BSF
Standard	4.00	81,580
UAP	5.01	102,179
Community Facility	4.80	97,896

*All square footage & buildable area calculations are approximate and should be independently verified

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Property Information

Block / Lot	3271 / 79
Lot Dimensions	200' x 106.78'
Lot Sq. Ft.	20,395
Zoning	R7-1
Buildable Sq. Ft. (Standard)	81,580
Buildable Sq. Ft. (UAP)	102,179
Buildable Sq. Ft. (Community Facility)	97,896
Tax Class	4
Assessment (26/27)	\$486,810
Real Estate Taxes (26/27)	\$52,809

*All square footage/buildable area calculations are approximate

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An aerial photograph of a city neighborhood, likely in New York City. The image shows a dense urban landscape with a mix of brick and concrete buildings of various heights. A large, lush green park area runs diagonally through the center of the frame. To the left, a river flows through the city, with a bridge visible in the distance. The sky is overcast with grey clouds. The text "Neighborhood Information" is overlaid in a white serif font across the middle of the image.

Neighborhood Information

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ABUNDANT GREEN SPACES

3817 Bailey Avenue is short walk to several major parks & recreational facilities

Van Cortlandt Park

Spanning more than 1,100 acres, Van Cortlandt Park is one of New York City's largest public parks, offering extensive trails, athletic fields, playgrounds and natural areas. Its woodlands, wetlands and historic features provide a broad range of year-round recreational opportunities.

Jerome Park Reservoir

The 94-acre Jerome Park Reservoir is a prominent neighborhood landmark distinguished by its historic stone walls, open-water views and approximately two-mile perimeter. The surrounding path provides a scenic setting for walking, jogging and outdoor recreation.

Mosholu Golf Course

Mosholu Golf Course is a historic public course. The facility offers instructional programs, practice amenities and convenient access to the recreational resources of Van Cortlandt Park.



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WORLD CLASS EDUCATIONAL INSTITUTIONS

The property is less than a mile from 3 major NYC educational institutions.

Manhattan University

Manhattan University is a respected Lasallian Catholic institution located on a 23-acre campus in Riverdale. The university offers undergraduate and graduate programs serving as a key institutional anchor within the community.

Lehman College

Lehman College is CUNY's only four-year institution in the Bronx, operating from a historic, 37-acre campus. The college offers a broad range of undergraduate and graduate programs and serves as a major center for higher education, research and workforce development.

The Bronx High School of Science

The Bronx High School of Science is one of New York City's premier specialized public high schools. The school is recognized for its rigorous college-preparatory curriculum, advanced coursework and strong emphasis on science, mathematics and research



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RIVERDALE CROSSING

3817 Bailey Avenue is 0.2 miles from Riverdale Crossing, a premier neighborhood shopping center located at West 237th Street and Broadway in the Bronx. Completed in 2014 on the former Stella D'Oro factory site, it spans 165,000 square feet with nearly 500 parking spaces and serves as a hub for local residents and those from neighboring communities. Retailers and eateries include BJ's Wholesale Club, Chipotle, Buffalo Wild Wings, Bank of America, and Subway.



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An aerial photograph of a city block. In the center is a large, rectangular green park area with many trees. Surrounding the park are several multi-story brick buildings. Some buildings have many windows, while others are more modern with large glass panels. A street runs along the bottom of the image, with several cars parked and a few cars driving. A green-painted bike lane is visible on the street. The text "Property Information" is overlaid in the center of the image in a white serif font.

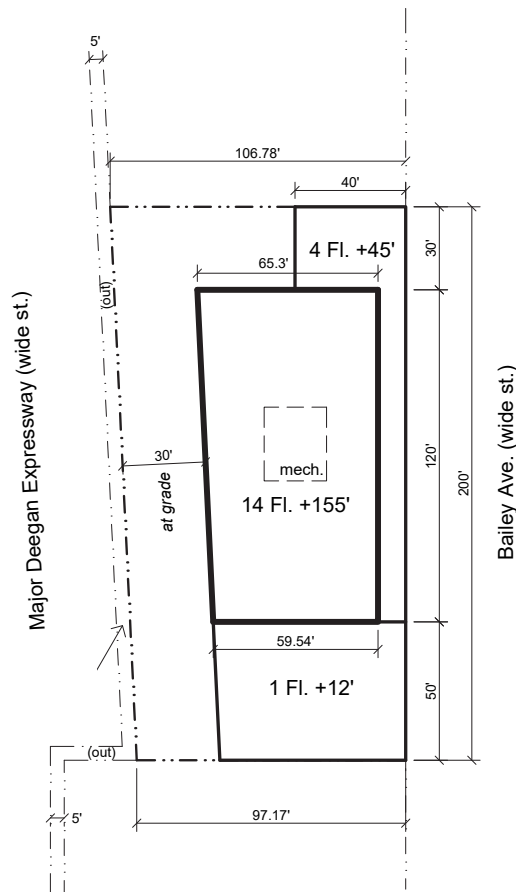
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Zoning Analysis - Residential Scenario w/ UAP



Zone: R7-1

Lot Area: 20,395 SF

Maximum Permitted Floor Area:

Res. @ 4.0 FAR	81,580	ZSF
UAP-Affordable @ 5.01 FAR	102,179	ZSF (assumed)
Com. Fac. @ 4.8 FAR	97,896	ZSF
Maximum total @ 4.8 FAR	102,179	Zoning SF

Used This Scheme:

Market-Rate Residential	81,580	ZSF
UAP (Affordable)	20,599	ZSF
Total Residential	102,179	Zoning SF

Floor-to-floor Heights:

1	12'	Residential
2-14	11'	Residential
	155'	

Floor sizes:

1	13,307	GSF	Residential
2-4	9,891	GSF	Residential
5-14	7,491	GSF	Residential
Total	117,890	Gross Square Feet	

By Development Consulting Services, Inc.

Note: Information provided regarding floor area calculations for illustrative, conceptual use only and is subject to change. All prospective buyers should consult with independent architects and consultants to independently verify.

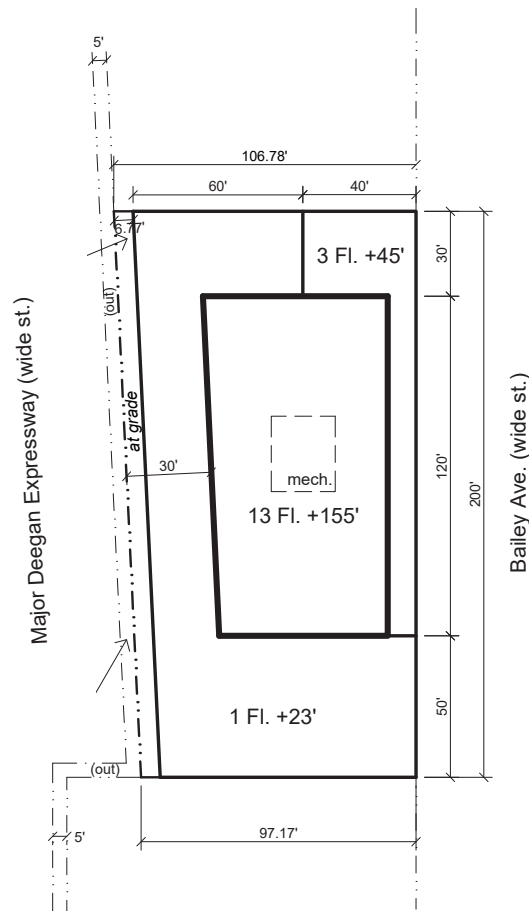
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Zoning Analysis - Resi + Community Facility Scenario



Zone: R7-1

Lot Area: 20,395 SF

Maximum Permitted Floor Area:

Res. @ 4.0 FAR	81,580	ZSF
UAP-Affordable @ 5.01 FAR	102,179	ZSF (not assumed)
Com. Fac. @ 4.8 FAR	97,896	ZSF
Maximum total @ 4.8 FAR	97,896	Zoning SF

Used This Scheme:

Residential	81,580	ZSF
Community Facility	16,316	ZSF
Total	97,896	Zoning SF

Floor-to-floor Heights:

1	23'	Com. Fac., Res. lobby
2-13	11'	Residential
	155'	

Floor sizes:

1	19,039	GSF	Com. Fac., Res. lobby
2-3	9,891	GSF	Residential
4-13	7,491	GSF	Residential
Total	113,731	Gross Square Feet	

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Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **3817 Bailey Avenue, Bronx, NY 10463** (the "Property").

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any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or Ariel Property Advisors.

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Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property,

special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor Ariel Property Advisors make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Properties at this time, kindly return this brochure to Ariel Property Advisors at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

Neither Ariel Property Advisors or the Owner are zoning experts and make no representations regarding the zoning of the property. Zoning should be independently verified.



For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 7, 2026 2:46 pm