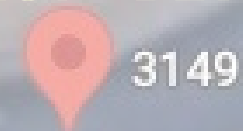


EXCLUSIVE
OFFERING

FOR SALE

3149 BUHRE AVE BRONX, NY 10461 – DEVELOPMENT SITE



Pelham Bay | Delivered Vacant | \$2,000,000

Bruckner Blvd

Willow Ln

Buhre Ave

3131

1807

1805

ARETE NEW YORK



PROPERTY OVERVIEW

Address: 3149 Buhre Ave, Bronx, NY 10461

Property Type: Development Site for Sale

Neighborhood: Pelham Bay

Cross Streets: Willow Lane & Buhre Avenue

Status: Delivered Vacant

Block: 4198

Lot: 30

Built: 1925

Current: Two family with finished basement

Number of floors: 2

Gross Floor Area: 2,975 SF



3149 BUHRE AVE



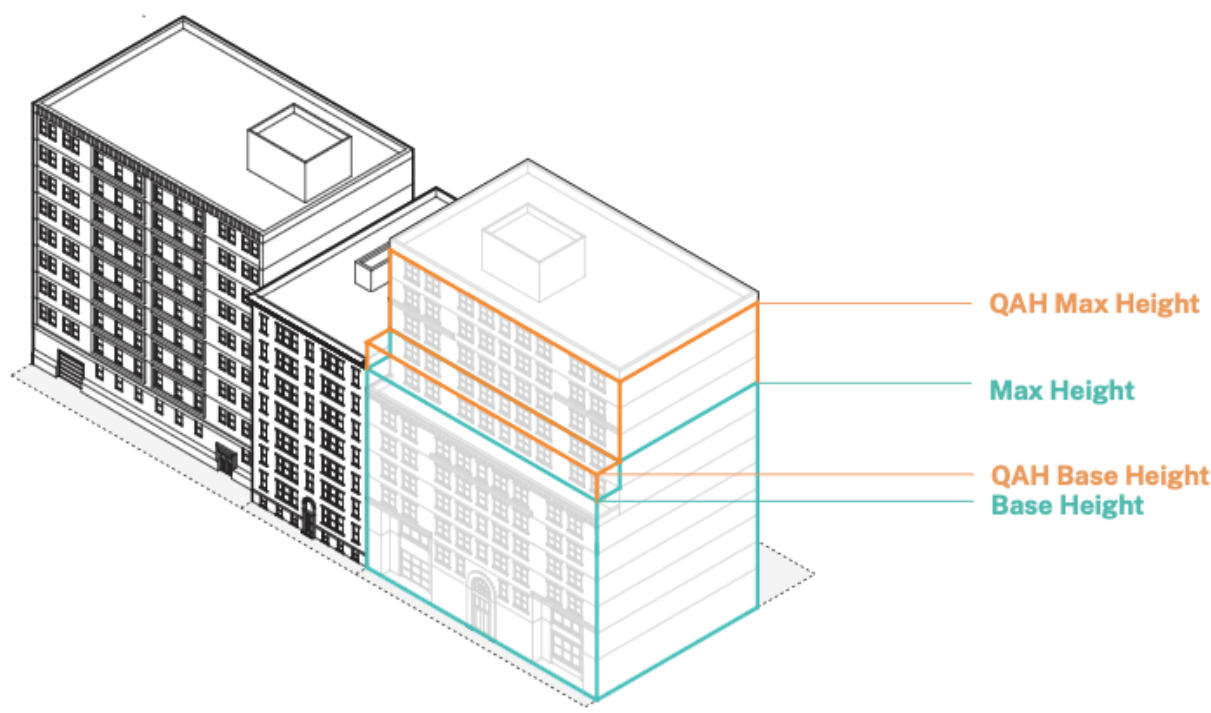
INVESTMENT DETAILS

- LOT SF: 3,249
- ZONING: R7-1
- FAR BASIC: 4 (wide street)
- FAR w/ HOUSING BONUS: 5.01 (QA housing)
- BUILDABLE 16,277 SF (w/ housing bonus)
- DU FACTOR: 680
- UNITS ALLOWABLE: 19 (basic) - 24 (bonus)
- AFFORDABLE HOUSING BONUS SF: 937 SF
- STANDARD BONUS SF: 2,344 SF
- MAX HEIGHT ALLOWABLE: 115 FT
- NO SET BACKS UNTIL 9TH FLOOR
- 30 FT REAR YARD REQUIRED
- PARKING WAIVED W/ QA HOUSING BONUS
- AREA VACANCY RATE: 5.5%
- WIDE STREET

OFFERING PRICE: \$2,000,000

Price per Buildable SF (QA Bonus): \$122
Annual Taxes: \$5,620
Block & Lot: 4198-30
Tax Class: Class 1

R7-1 +
R7-2



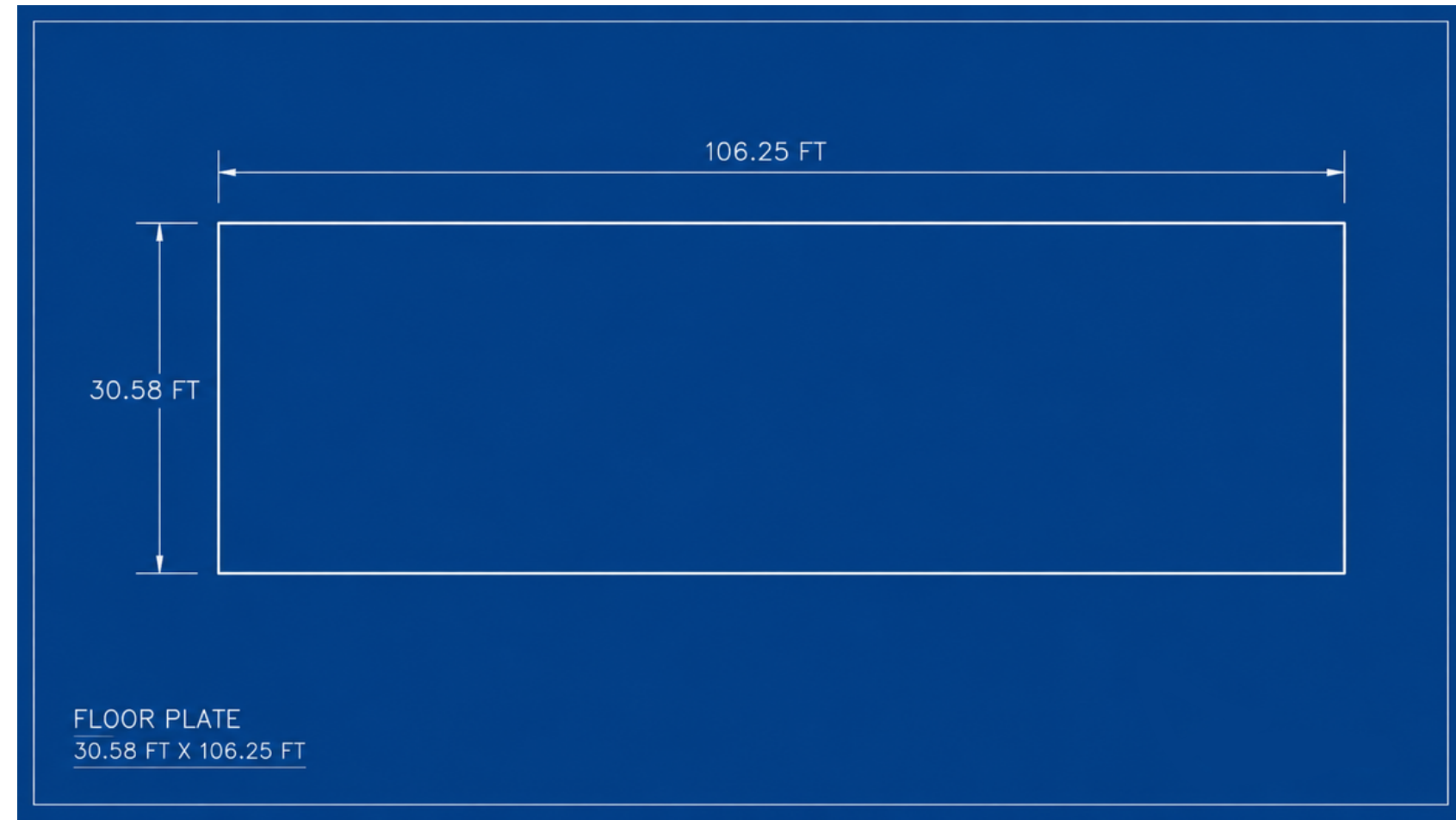
R7 Districts	Lot Area (min.)	Lot Width (min.)	Rear Yard (min.)	Lot Coverage (max.)	FAR	FAR (Qualifying Affordable Housing)	Base Height	Base Height (Qualifying Affordable Housing)	Building Height	Building Height (Qualifying Affordable Housing)	Building Height (Eligible Site)	Required Parking		
												Inner Transit Zone	Outer Transit Zone	Beyond Greater Transit Zone
R7-1	1,700 sf	18 ft	20/ 30 ft	80% (interior)/ 100% (corner)	3.44 (narrow), 4.00 (wide)	5.01	40-65 ft (narrow), 40-75 ft (wide)	85 ft	75 ft (narrow), 85 ft (wide)	105 ft (narrow), 115 ft (wide)	155 ft	0%	25% (standard), 0% (qualifying affordable housing)	50% (standard), 12% (qualifying affordable housing), 10% (qualifying senior housing)
R7-2	1,700 sf	18 ft	20/ 30 ft	80% (interior)/ 100% (corner)	3.44 (narrow), 4.00 (wide)	5.01	40-65 ft (narrow), 40-75 ft (wide)	85 ft	75 ft (narrow), 85 ft (wide)	105 ft (narrow), 115 ft (wide)	155 ft			

3149 BUHRE AVE



DEVELOPMENT POTENTIAL

Lot Dimensions: 30.58 ft x 106.25 ft. Zoning is R7-1. Buildable SF As of Right is 12,996 SF with FAR 4.0 (wide street). Can go even higher on total buildable SF using Voluntary Qualifying Affordability Housing Bonus: 16,277 SF buildable on FAR of 5.01. Bonus allows 937 SF of QA housing and 2,344 SF of addition standard housing. Lot coverage of 100% is required, as well as a 30ft rear yard. Located on a wide street, conveniently near the 6 train, and Bruckner expressway. Parking requirements can be waived under the QA housing bonus. There is a nearly 100-unit active site on the next block, with other neighboring development projects in the stages of planning, on going or completed.



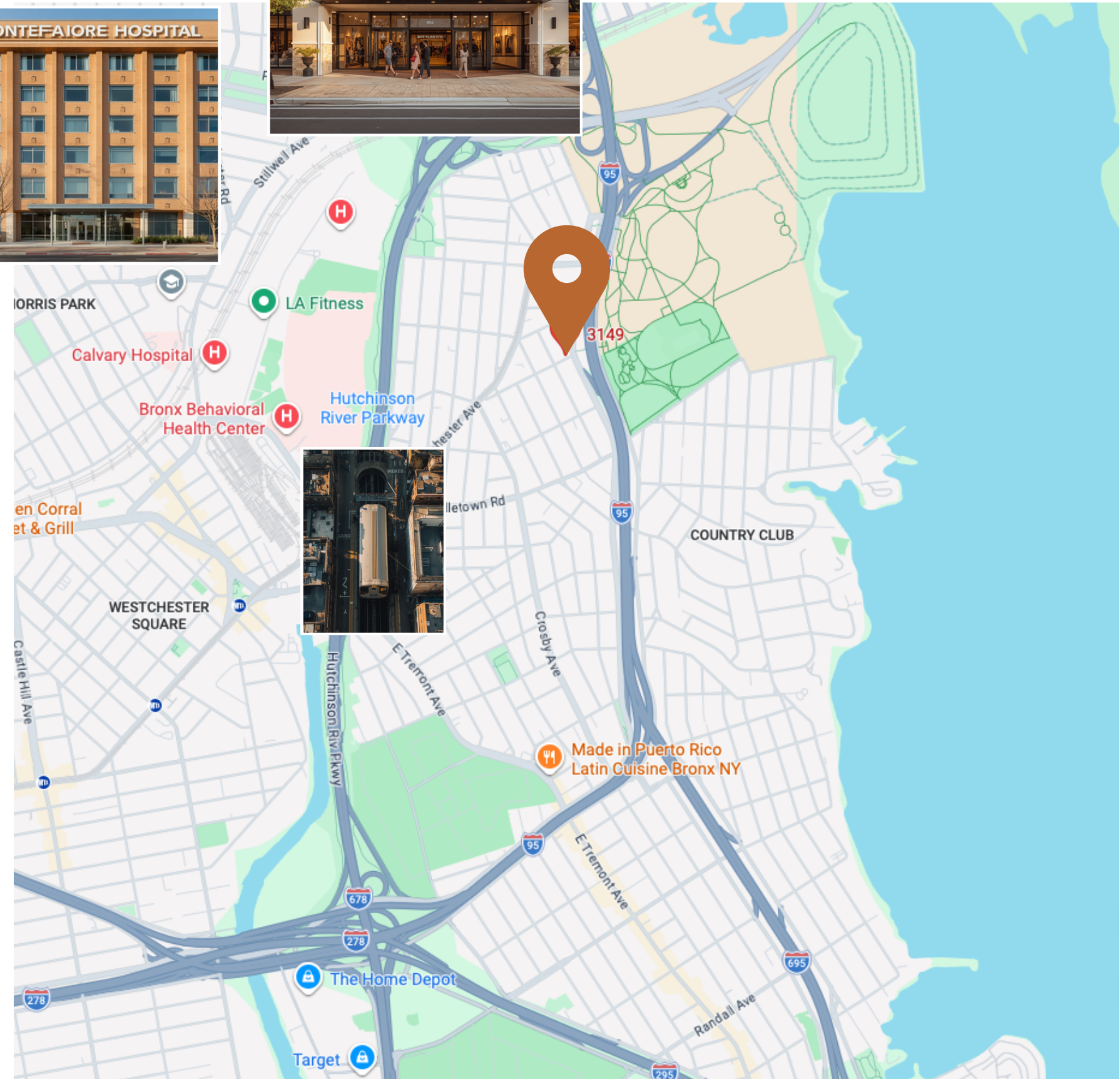
*RENDERING IS NOT TO SCALE OR REPRESENTATIVE OF DEVELOPMENT POTENTIAL. PLEASE CONSULT AN ARCHITECT.

3149 BUHRE AVE



THE LOCATION

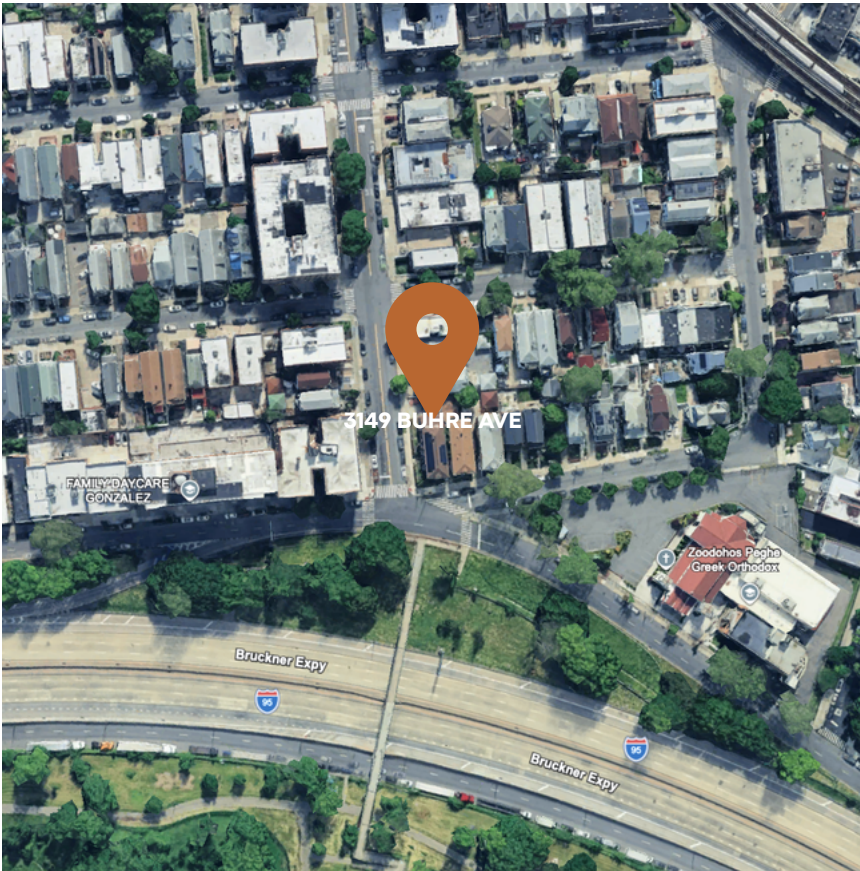
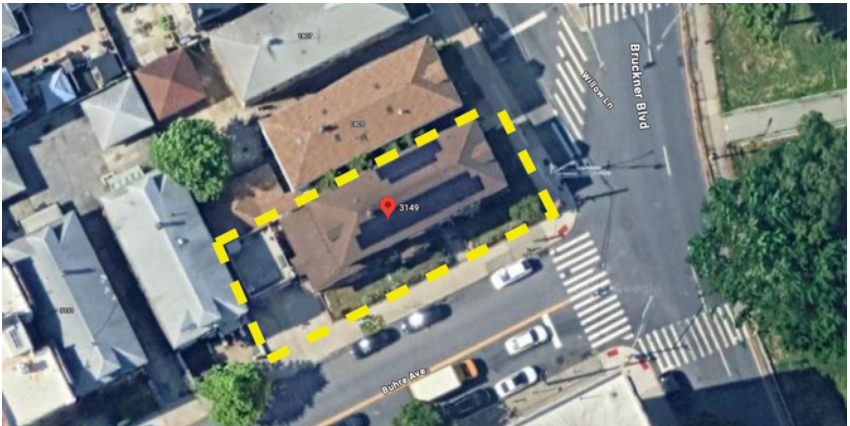
Located on the crest between The Bronx's premier neighborhoods, Pelham Bay and Country Club. Uninterrupted views over Bruckner Expressway to Pelham Bay Park (NYC's largest park) and over Pelham Bay. Ports, boats, inlets and coastal life with tree lined streets, abundant light and air with single family detached residences forming the neighborhood. A thriving and affluent middle-class economy boosts development in the area with multiple neighboring projects currently in planning and development. Across the street is the Bruckner Expressway - be in Whitestone, Queens in only 10 minutes. Walk to the Buhre Ave 6 train in 5 minutes be in Midtown Manhattan in under an hour. Busses directly across the street at Bruckner Blvd/Willow Ln Bx5, Bx24, Q50



3149 BUHRE AVE



PROPERTY GALLERY



Glen
Island Park

Pelham
Bay Park

Turtle Cove on
Rodmans Neck

Chimney
Sweeps Islands

High Island

Hart Island

Hutchinson River

3149 BUHRE AVE

Thank You

CONTACT OUR EXCLUSIVE AGENT TO DISCUSS YOUR OFFER TODAY.

Pelham Bay Dog
Tennis Courts

Pelham Bay Park Track
and Athletic Field

Outdoor Fitness Gym

Aileen B. Ryan
Recreational Complex

Pelham Bay Park
Baseball Field #1

Pelham Bay Bocce Courts

Zoodohos Peghe
Greek Orthodox

3149 Buhre Ave

Our Lady of the
Assumption Roman...

P.S. 071 Rose E. Scala

St Theresa's
Elementary School



6

Peter Skevas: 914.732.5777