

# PRIME DEVELOPMENT OPPORTUNITY LAND FOR SALE!



BLOCK: 4752  
LOT: 154

BOROUGH OF THE BRONX

ADDRESS REQUESTED:  
**1717 SEXTON PLACE**



**R5 ZONING**

GREAT POTENTIAL FOR  
MULTI-FAMILY  
RESIDENTIAL  
DEVELOPMENT!



**R5 ZONING**

IDEAL FOR RESIDENTIAL  
MULTI-FAMILY DEVELOPMENT

✓ BUILD MORE. INVEST SMART. GROW IN THE BRONX.

OFFERING PRICE

**\$399,000**

LOT SIZE

**1,730 SQ FT**

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**1,730 SQ FT**

52 FT

74 FT

90 FT  
FRONTAGE

SEXTON PLACE

## PROPERTY DIMENSIONS

- FRONTAGE ALONG SEXTON PLACE: APPROX. 90 FT
- LEFT SIDE DEPTH: APPROX. 52 FT
- REAR / TOP WIDTH: APPROX. 74 FT
- CORNER TAPER / STREET CORNER LINE: APPROX. 90 FT TO THE CORNER

LOT SIZE (APPROX.)

**1,730 SQ FT**



EXCELLENT LOCATION  
IN A GROWING  
NEIGHBORHOOD



CLOSE TO  
TRANSPORTATION,  
SCHOOLS &  
SHOPPING



STRONG RENTAL  
DEMAND & LONG TERM  
INVESTMENT UPSIDE

All dimensions and lot size are approximate and should be independently verified.