



**LANDAIR
ADVISORS**

EXISTING THREE-FAMILY HOME DELIVERED VACANT 40' X 103' DEVELOPMENT SITE | 11,482 BSF

940 EAST 181ST STREET, BRONX, NY 10460

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

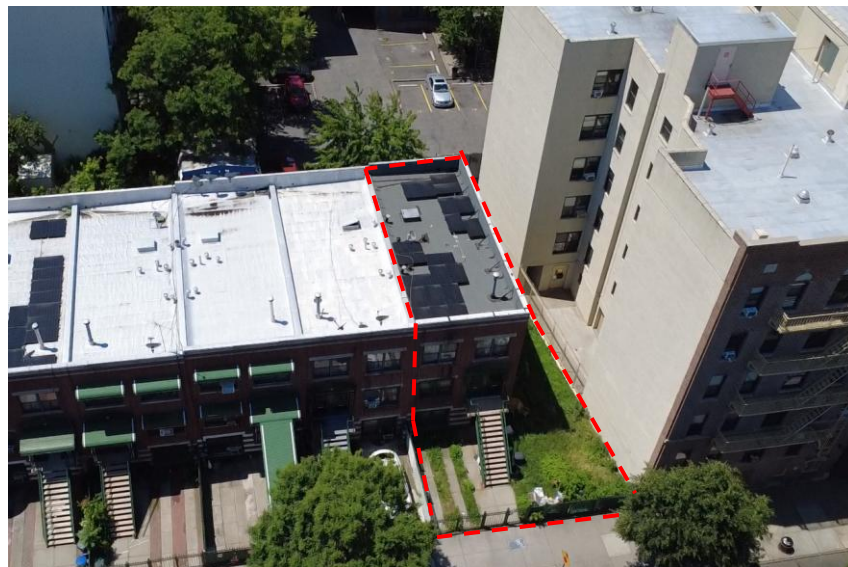
Landair Advisors has been exclusively retained to arrange the sale of 940 East 181st Street, a 3,087 sq. ft. three-family building on an irregular 40' x 103' lot (3,338 sq. ft.) in West Farms, the Bronx. The building includes a ground-floor studio, a three-bedroom/one-bath on the first floor, and a five-bedroom/two-bath duplex with access to the backyard. The property will be delivered fully vacant at closing.

Zoned R7-1, the site permits up to 11,482 buildable sq. ft. as-of-right or 16,723 buildable sq. ft. with UAP, presenting a compelling opportunity to redevelop ground-up or alter the existing building.

Located 0.4 miles from the West Farms Square–East Tremont Ave station (2/5 trains), the property also benefits from Bx9, Bx21, and Bx36 bus service. Bronx Park — home to the Bronx Zoo and New York Botanical Garden — anchors the neighborhood to the north, complemented by the East Tremont Avenue retail corridor, Fordham University, area schools, and Bronx healthcare facilities. Recently permitted mixed-use development throughout West Farms reflects growing investor confidence in the submarket.

PROPERTY HIGHLIGHTS

- 3 units: (1) studio, (1) 3 bed 1 bath, (1) 5 bed 2 bath duplex, delivered vacant
- 40' x 103' lot (3,338 sq. ft.) with 11,482 BSF as-of-right or 16,723 BSF UAP
- 0.4 miles to West Farms Square–East Tremont Ave **2** & **5** trains
- Proximity to Bronx Zoo/New York Botanical Garden
- Proximity to East Tremont Avenue retail corridor
- Proximity to Fordham University, area schools, and healthcare facilities



Suggested Asking Price: **\$1,150,000**

Lot Size:	3,338
Lot Dimensions:	40.27' x 103' (IRR)
Zoning District	R7-1 (3.44 FAR)
Residential BSF:	11,482
UAP BSF:	16,723
Price Per Buildable S.F.	\$100
Corner/Midblock:	Midblock
Street Frontage:	40.27 ft
Tenancy:	Delivered Vacant
Building Sq. Ft.	3,087
Building Dimensions:	21' x 49.2'



PROPERTY DETAILS

PROPERTY INFORMATION

Address	940 E 181st Street
Area	West Farms
Block/Lot	3128/20
Lot Dimensions	40.27' x 103'
Lot Sq. Ft.	3,338

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	3,087
Total Units	3

NYC FINANCIAL INFORMATION

Assessed Value	\$37,498
Tax Rate	19.843%
Gross Taxes	\$7,441

ZONING INFORMATION

Zoning District	R7-1
Base Floor Area Ratio (FAR)	3.44
Residential Buildable Sq. Ft.	11,482
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	5.01
UAP Buildable Sq. Ft.	16,723
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	16,022
Industrial FAR	-
Industrial Buildable Sq. Ft.	-





25.18'

101.99'

103.11'

40.27'



BRONX PARK























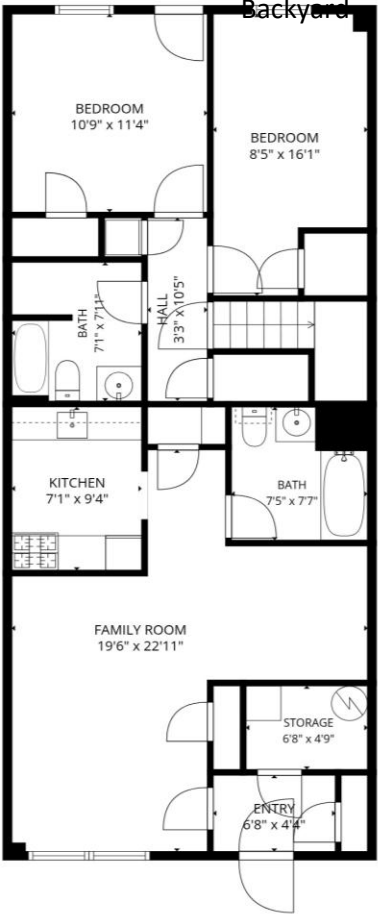




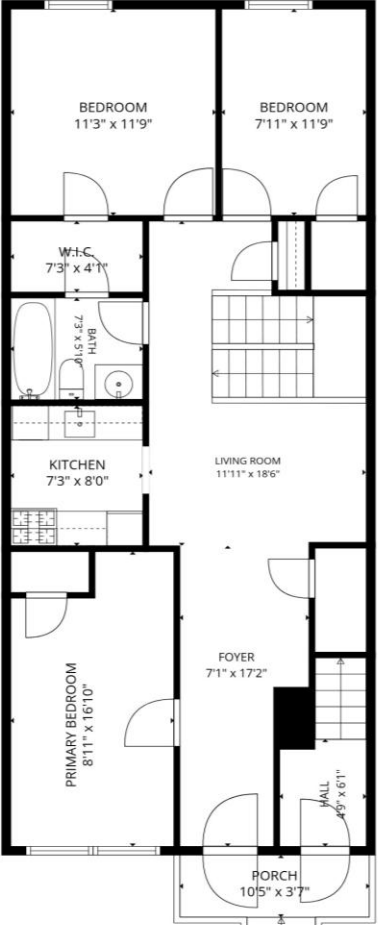
940 E 181 St **FLOOR PLAN**

Duplex

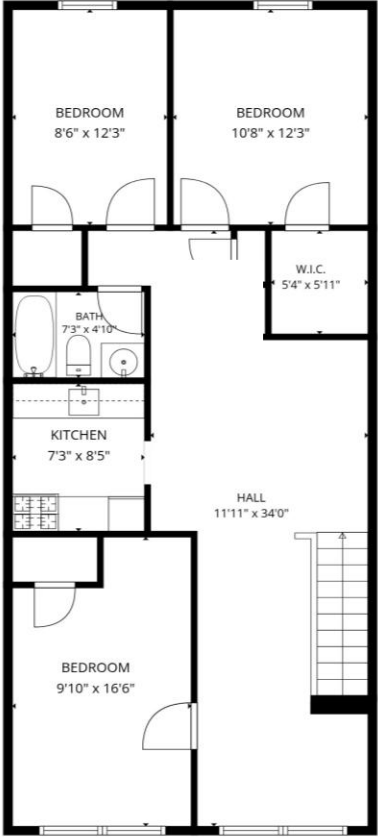
Studio



1st floor



2nd floor



3rd floor

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