



**LANDAIR
ADVISORS**

**50' X 100' DEVELOPMENT SITE | 10,000 BSF
SELLER FINANCING AVAILABLE**

3044 YOUNG AVENUE, BRONX, NY 10469

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors has been exclusively retained to arrange the sale of 3044 Young Avenue, Bronx.

The 50' x 100' midblock lot is zoned R6B with a C2-3 overlay (approx. 12% in R5), permitting up to 10,000 buildable sq. ft. and up to 14 units as-of-right. Seller financing available – see details below.

Currently improved by a single-family house, to be delivered vacant at closing.

Just 0.2 miles from the Gun Hill Road subway station (2/5 trains) and serviced by Bx28, Bx38, and Bx39 bus service, the site sits in an active development corridor.

PROPERTY HIGHLIGHTS

- 50' x 100' lot (5,000 sq. ft.) with 10,000 BSF as-of-right or 12,000 BSF UAP
- Existing building will be delivered vacant
- 0.2 miles to Gun Hill Road **2** & **5** trains

SELLER FINANCING AVAILABLE

- Seller Financing Available: 70% LTV
- 10% Interest Rate
- 2 Year Term
- No Prepayment Penalty after the first 6 Months
- 2 Points in



Suggested Asking Price: **\$1,335,000**

Lot Size:	5,000
Lot Dimensions:	50' x 100'
Zoning District	R6B, C2-3, R5
Residential BSF as-of-right:	10,000
UAP BSF:	12,000
Price Per Buildable S.F.	\$133.5
Corner/Midblock:	Midblock
Street Frontage:	50 ft
Tenancy:	Delivered Vacant
Building Sq. Ft.	2,425
Building Dimensions:	22' x 40'



PROPERTY DETAILS

PROPERTY INFORMATION

Address	3044 Young Avenue
Area	Laconia
Block/Lot	4590/35
Lot Dimensions	50 x 100
Lot Sq. Ft.	5,000

BUILDING INFORMATION

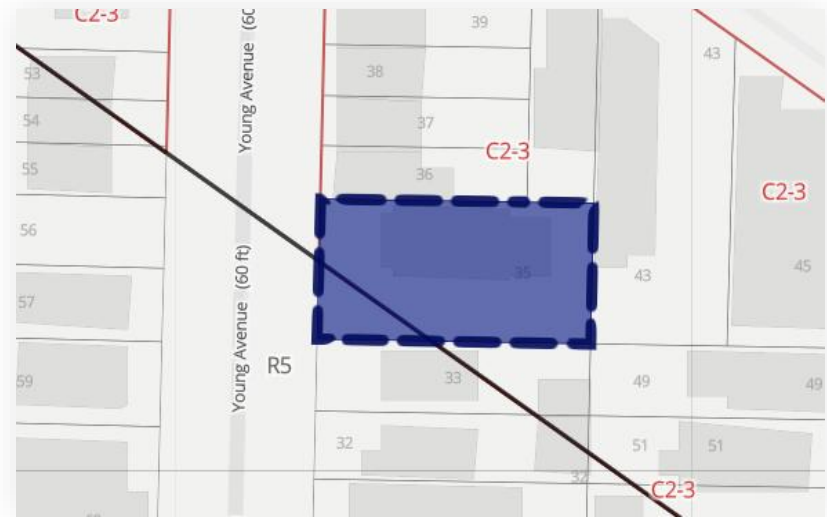
Building Type	Residential
Building Sq. Ft.	2,425
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	\$29,996
Tax Rate	19.843%
Gross Taxes	\$5,952

ZONING INFORMATION

Zoning District	R6B, C2-3, R5
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	10,000
Commercial FAR	2
Commercial Buildable Sq. Ft.	10,000
UAP FAR	2.4
UAP Buildable Sq. Ft.	12,000
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	10,000
Industrial FAR	-
Industrial Buildable Sq. Ft.	-











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