



RENDERING FOR CONCEPTUAL PURPOSES ONLY

216 EAST 175TH STREET

New York, NY 10457 | **The Bronx**

CORNER LOT DEVELOPMENT SITE WITH
UP TO 55,760 BUILDABLE SQUARE FEET

AVAILABLE FOR SALE

ASKING PRICE **\$4,800,000**

PRICE PER BSF (UAP) **\$86**

PRICE PER BSF (RESIDENTIAL) **\$120**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Corner Development Site

45' x 95' | 4,275 SF lot with 95 feet of frontage on E 175th St and 140 feet of wrap-around frontage on the corner of Monroe Ave and E 175th St

#2

Zoning

R8 zoning | Up to 40,066 BSF for residential & 55,760 BSF (UAP) including available air rights from the adjacent lot

#3

Air Rights

Asset to be delivered with 14,331 SF (residential) or 24,980 SF (UAP) of available air rights from 1790 Weeks Ave

#4

Transportation

3-minute walk to the **B** **D** subway lines at 174-175 Streets, and a short walk to the **4** line at 176 Street and  at Tremont Station

#5

Location

Mount Hope is in an active development cycle, with multiple ground-up residential projects in permitting or under construction within blocks of the subject.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **216 East 175th Street** — The Bronx, NY.

The property is a 45' by 95' corner lot improved with a 3-story mixed-use building totaling approximately 5,660 GSF, located at the southwest corner of East 175th Street and Monroe Avenue in the Mount Hope section of the Bronx. The site is zoned R8 along a narrow street, supporting up to approximately 40,066 BSF of as-of-right residential development, 46,450 BSF for community facility use, or up to 55,760 BSF under the City of Yes for Housing Opportunity text amendment. The offering is further enhanced by available air rights, inclusive of additional development rights from the adjacent 1790 Weeks Avenue.



FINANCIAL SNAPSHOT

Asking Price	\$4,800,000
Price Per Buildable SF (UAP)	\$86
Price Per Buildable SF (Residential)	\$120

PROPERTY SUMMARY

THE OFFERING

Property Address	216 E 175th St, Bronx, NY 10457
County	Bronx
Location	South-west corner of East 175th St and Monroe Ave.
Block / Lot	2797 / 31
Property Type	Mixed-Use (S9)

PROPERTY INFORMATION

Lot Dimensions	45' x 95'
Lot SF	4,275 SF (approx.)
Building Dimensions	45' x 60'
Stories	3
Total Gross SF	5,660 SF (approx.)
Residential Units	4
Commercial Units	4

ZONING INFORMATION

Zoning	R8
Street Width	60'
Street Width Classification	Narrow

	FAR	BSF
Buildable SF (Residential)	6.02	40,066 SF (approx.)
Buildable SF (Community Facility)	6.50	46,450 SF (approx.)
Buildable SF (UAP)	7.20	55,760 SF (approx.)

TAX INFORMATION

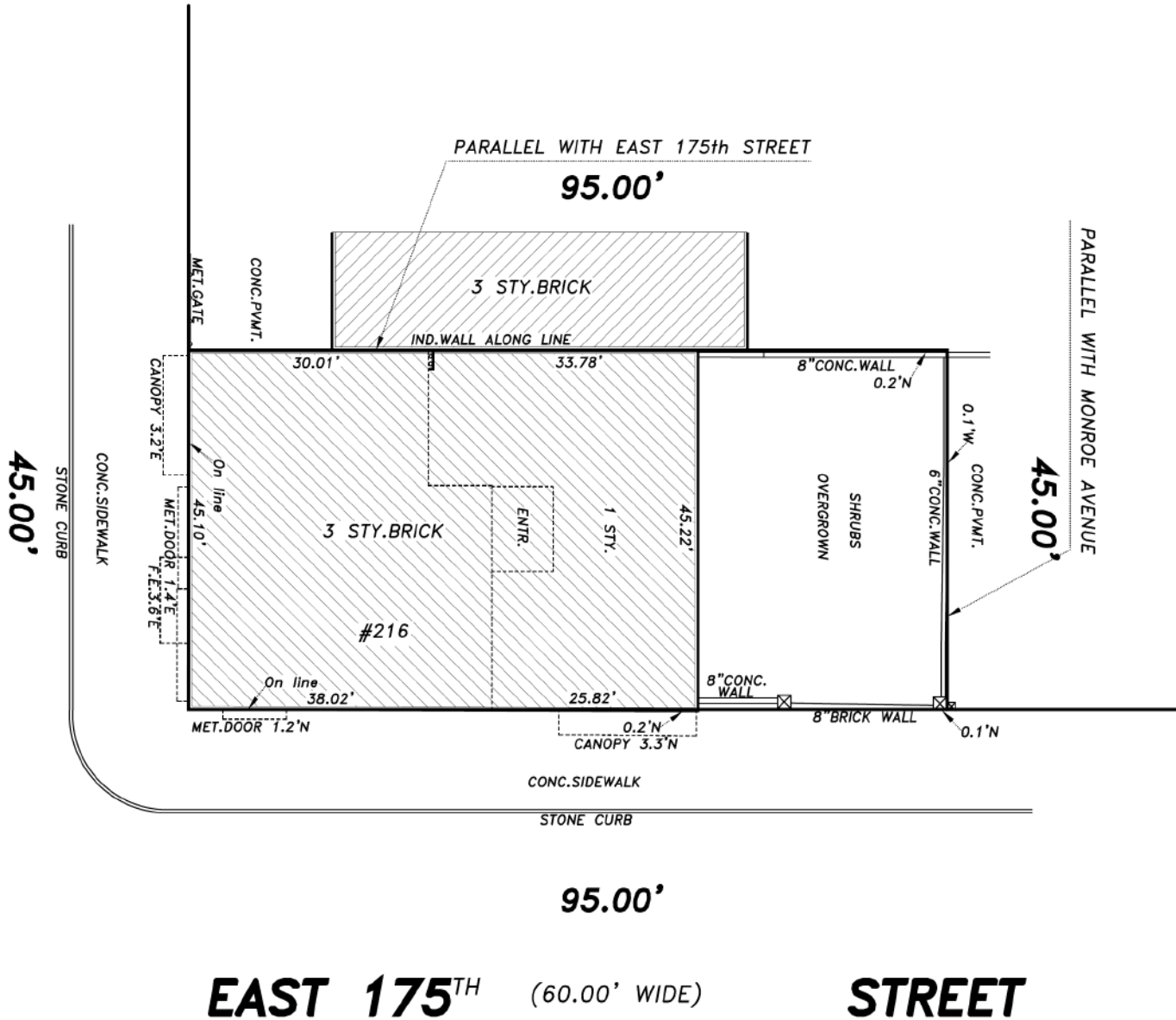
Assessment (26/27)	\$131,923
Tax Rate (26/27)	12.439%
Annual Property Tax (26/27)	\$16,410
Tax Class	2B

SURVEY

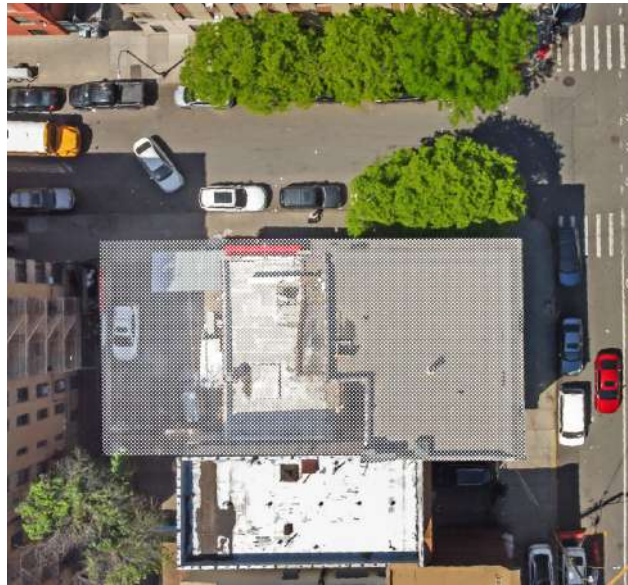
MONROE

(60.00' WIDE)

AVENUE

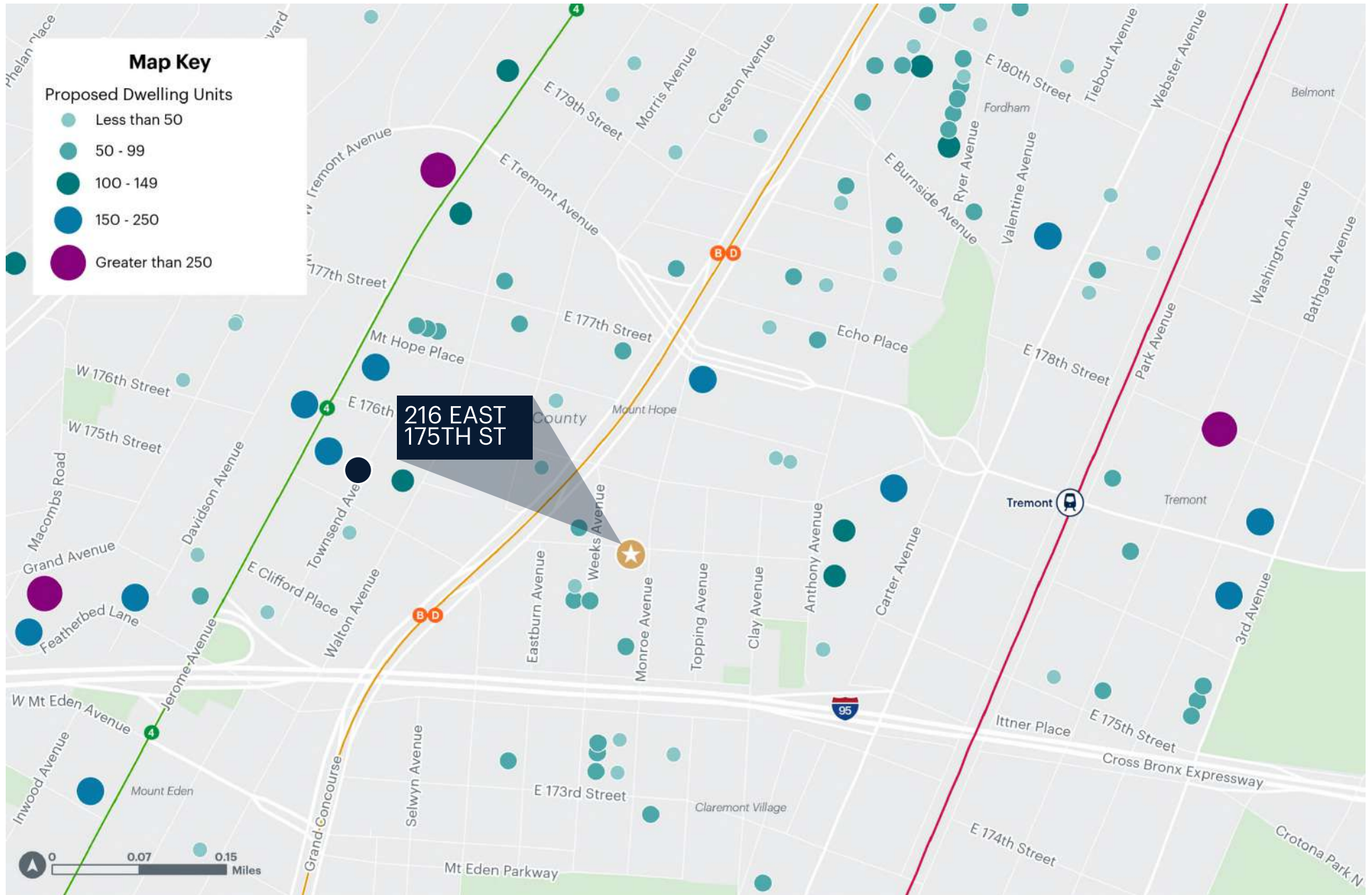


DEVELOPMENT SITE PHOTOS

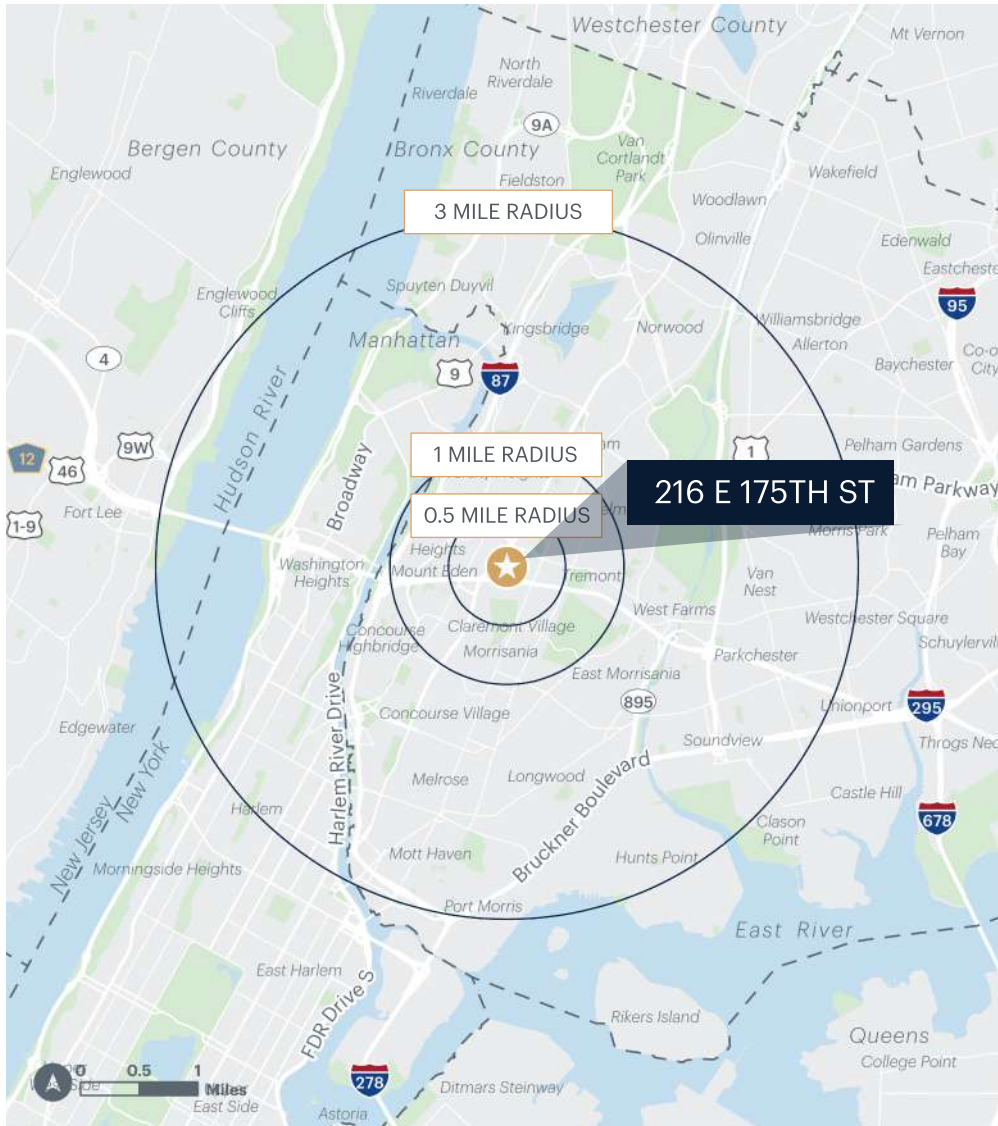


**216 E 175TH ST
FOR SALE**

DEVELOPMENT MAP



AREA DEMOGRAPHICS



	0.5 MILE	1 MILE	3 MILE
Population	67,301	239,612	1,372,600
Number of Households	23,250	82,912	516,271
Average Household Income	\$58,450	\$54,516	\$70,225
Median Household Income	\$47,121	\$40,381	\$48,013
College Graduates	18.45%	15.50%	25.54%
Total Business	987	3,125	22,570
Total Employees	20,188	55,008	407,740
Daytime Population	60,867	203,756	1,209,377

CONTACT EXCLUSIVE AGENTS

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