



**LANDAIR
ADVISORS**

RESIDENTIAL DEVELOPMENT SITE 10,000 BUILDABLE SQ. FT.

742 E 214TH ST, BRONX, NY 10467

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors has been exclusively retained to sell **742 East 214th Street**, a development site in the heart of Williamsbridge.

The 25' x 100' lot is zoned R7A, offering 10,000 buildable square feet as-of-right, with the potential to increase to 12,525 square feet through the Universal Affordability Preference program. The site is currently improved with a 1,652 square foot two-family residential building, which will be delivered vacant at closing.

The site benefits from strong transit access, located 0.3 miles from the Gun Hill Road station serving the 2 and 5 trains, and 0.5 miles from the Williams Bridge Metro-North station on the Harlem Line, offering direct service to Midtown Manhattan. Multiple bus lines serve the immediate area as well.

The surrounding neighborhood is supported by an array of established amenities, including Williamsbridge Oval Park, the retail corridor along White Plains Road, and proximity to schools and healthcare facilities throughout the northern Bronx — all of which continue to underpin steady residential demand in the area.

PROPERTY HIGHLIGHTS

- 25' x 100' lot improved by a 1,652 SF two-family building, delivered vacant
- 10,000 BSF as of right or up to 12,525 BSF with UAP
- 0.3 miles from the Gun Hill Road Station **2** & **5** trains
- Proximity to the Metro-North Railroad Tremont station
- Proximity to Bronx Zoo/New York Botanical Garden



OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	2,500
Zoning District	R7A (4 FAR)
Residential BSF:	10,000
UAP BSF:	12,525
Price Per Buildable S.F. (Market)	\$105
Price Per Buildable S.F. (UAP)	\$84
Building Dimensions:	18' x 42'
Corner/Midblock:	Midblock
Street Frontage:	25.00 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	742 E 214th St
Area	Williamsbridge
Block/Lot	4661/51
Lot Dimensions	25x100
Lot Sq. Ft.	2,500

BUILDING INFORMATION

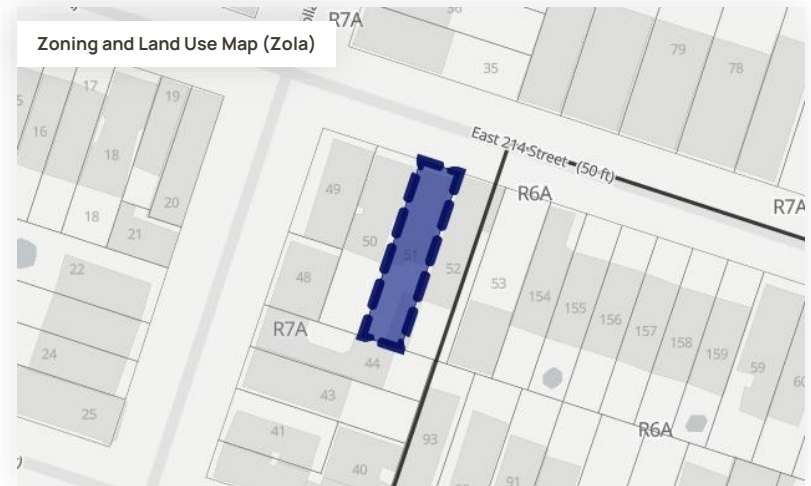
Building Type	Residential
Building Sq. Ft.	1,652
Total Units	2

NYC FINANCIAL INFORMATION

Assessed Value	\$25,796
Tax Rate	19.843%
Gross Taxes	\$5,119

ZONING INFORMATION

Zoning District	R7A
Base Floor Area Ratio (FAR)	4
Residential Buildable Sq. Ft.	10,000
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	5.01
UAP Buildable Sq. Ft.	12,525
Community Facility FAR	4
Community Facility Buildable Sq. Ft.	10,000
Industrial FAR	-
Industrial Buildable Sq. Ft.	-











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