

65 E 193RD STREET

Bronx, NY, 10468

125' X 80' VACANT CORNER-LOT WITH UP TO
105,087 BUILDABLE SF

FOR SALE
~~ASKING PRICE \$11,500,000~~
REDUCED PRICE \$9,950,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 **Proposed Lot Size:**
9,405 SF | 125' x 80' proposed lot

#2 **Zoning:**
R8A / C1-3 zoning, 79,113 Buildable SF for as of right,
and up to 105,087 Buildable SF with City of Yes

#3 **Transportation:**
Steps to the subway at Kingsbridge Road with access
to the B, D & 4 trains

#4 **Location:**
Right off Fordham Road, offering close proximity to
retail amenities and schools.

#5 **Surroundings:**
Overlooking St. James Park.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **65 E 193rd St** — Bronx, NY.

The Property is a vacant corner-lot with additional air rights located in the Fordham neighborhood of the Bronx.



FINANCIAL SNAPSHOT

Asking Price	\$9,950,000
Price Per Buildable SF (As-of-Right)	\$126
Price Per Buildable SF (With Community Facility)	\$111
Price Per Buildable SF (With City of Yes)	\$95

PROPERTY SUMMARY

THE OFFERING

Address	65 E 193rd St, Bronx, NY 10468
County	Bronx
Location	Located on the north-east corner of East 193rd Street & Morris Avenue
Block / Lot	3177 / 15
Property Type	Land

PROPERTY INFORMATION (EXISTING LOT)

Existing Lot	41
Existing Lot Dimensions	236.87' x 100.05' SF (approx.), Irr.
Existing Lot SF (Survey)	22,012 SF (approx.)

PROPERTY INFORMATION (PROPOSED)

Proposed Lot	15
Proposed Lot Dimensions	125' x 80' SF (approx.), Irr.
Propose Lot SF (Survey)	9,405 SF (approx.)

ZONING ANALYSIS (EXISTING LOT)

Zoning	R8 / C1-3
Street Width	60'
Street Width Classification	Narrow

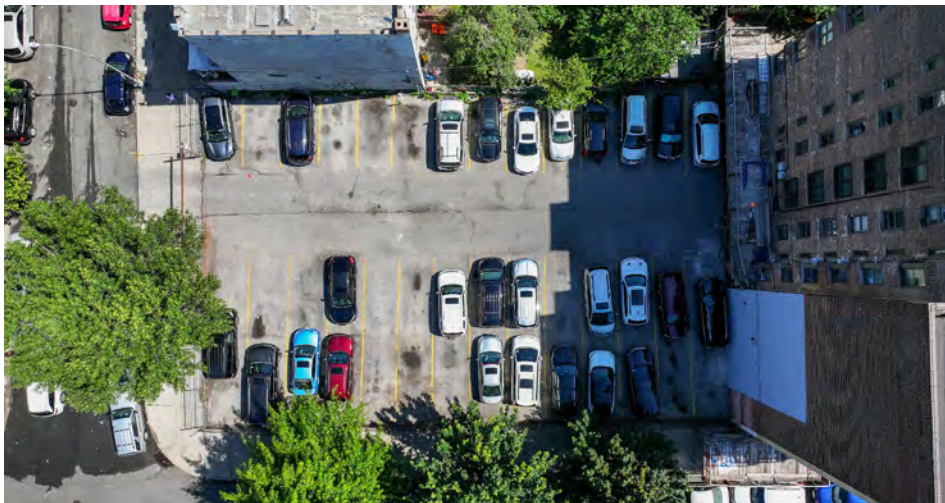
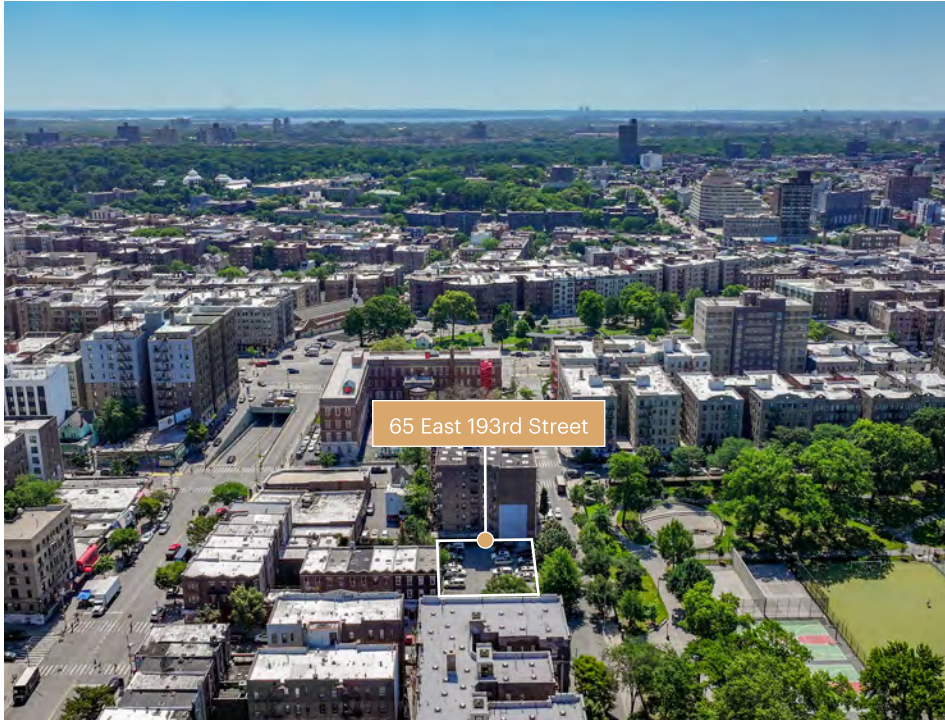
	FAR	BSF
Buildable SF (Residential)	6.02	132,513 SF (approx.)
Buildable SF (Community Facility)	6.50	143,079 SF (approx.)
Buildable SF (City of Yes)	7.20	158,487 SF (approx.)

AVAILABLE AIR RIGHTS (PROPOSED LOT)

Less Existing Structure	(53,400) SF (approx.)
Available Air Rights (As-of-Right)	79,113 SF (approx.)
Available Air Rights (Community Facility)	89,679 SF (approx.)
Available Air Rights (City of Yes)	105,087 SF (approx.)

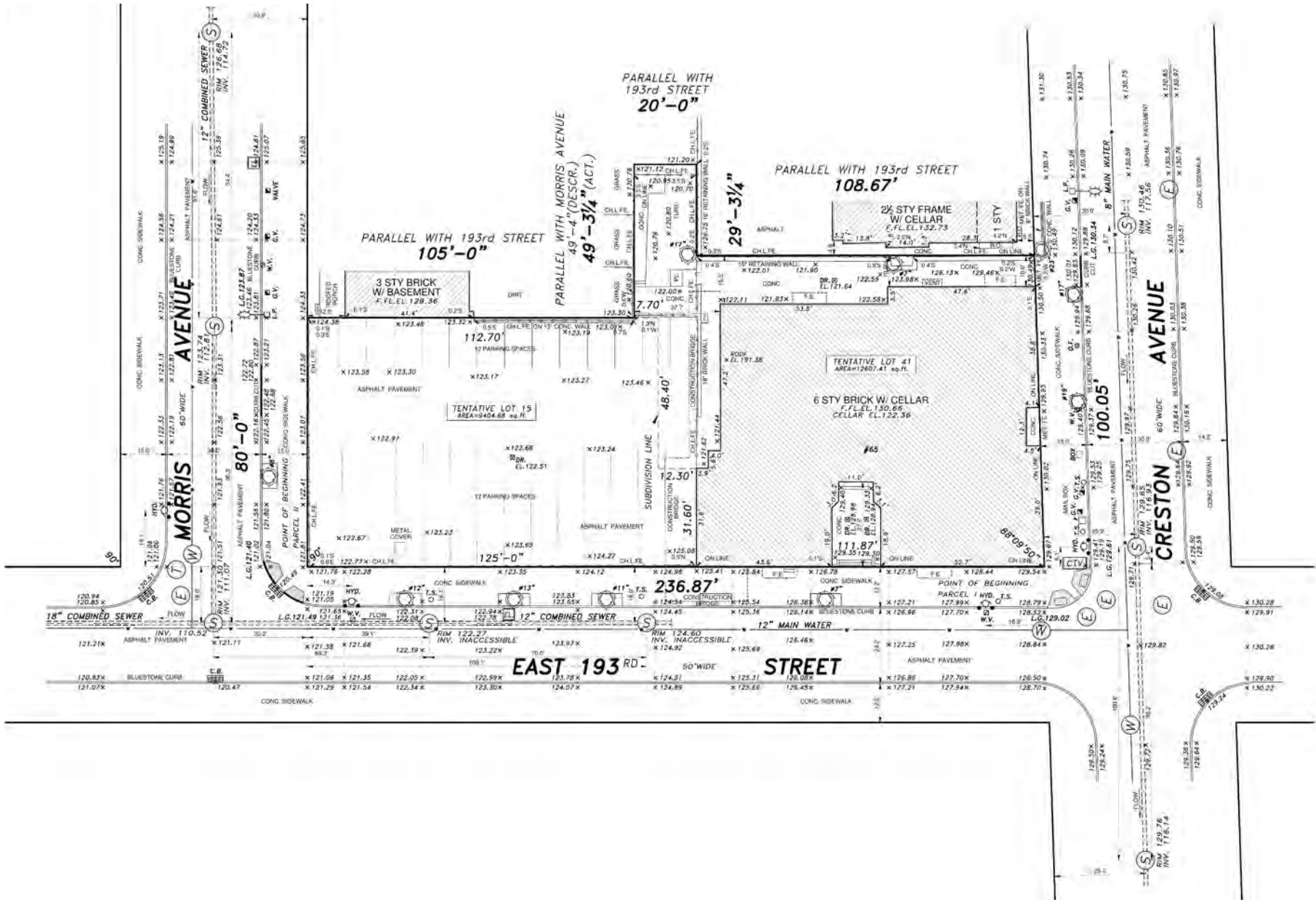
65 EAST 193RD STREET
FOR SALE

PROPERTY PHOTOS



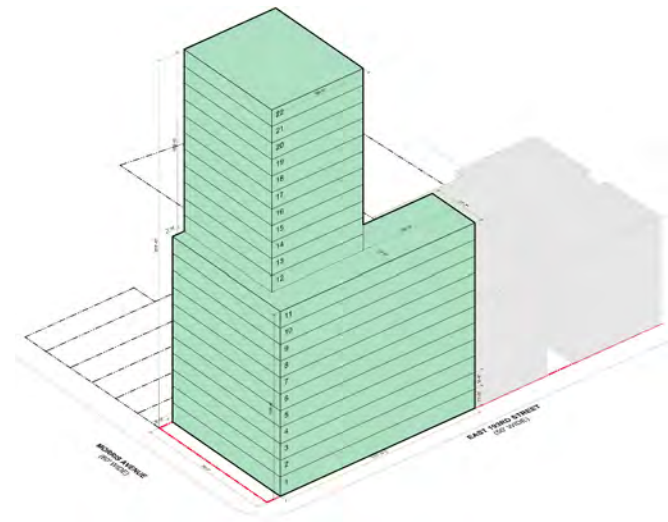
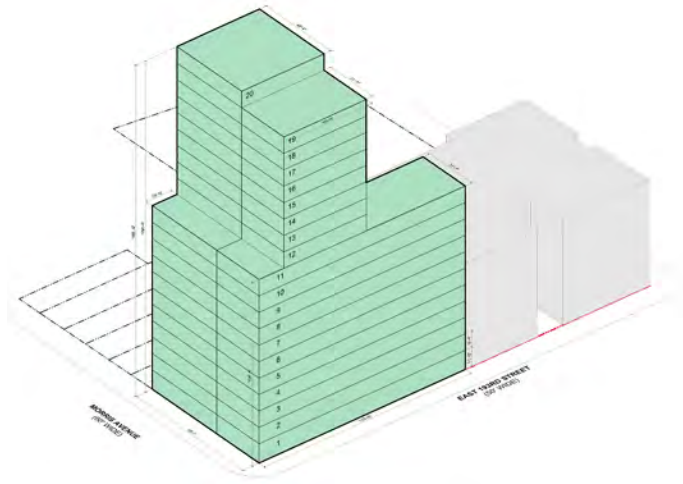
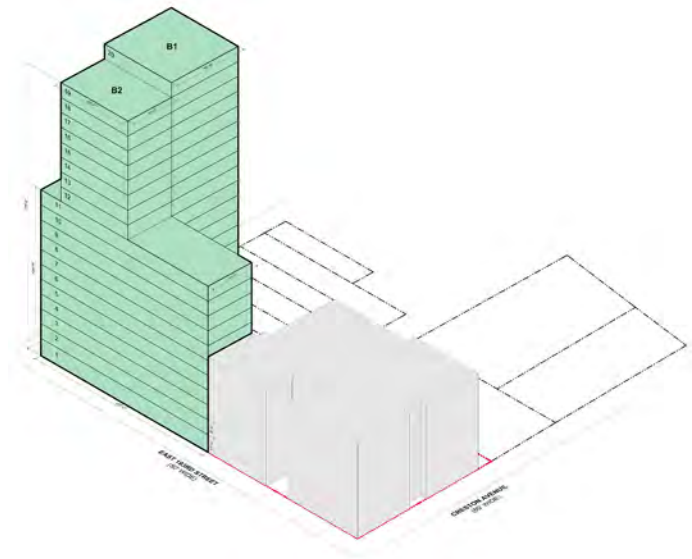
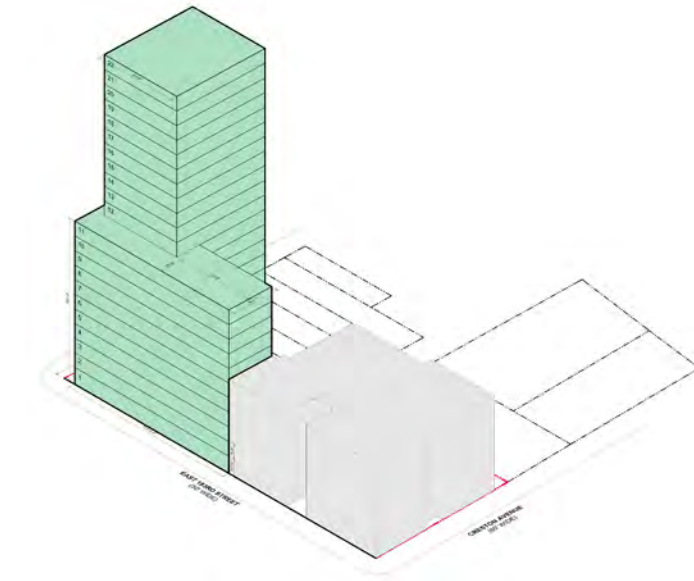
**65 EAST 193RD STREET
FOR SALE**

SURVEY



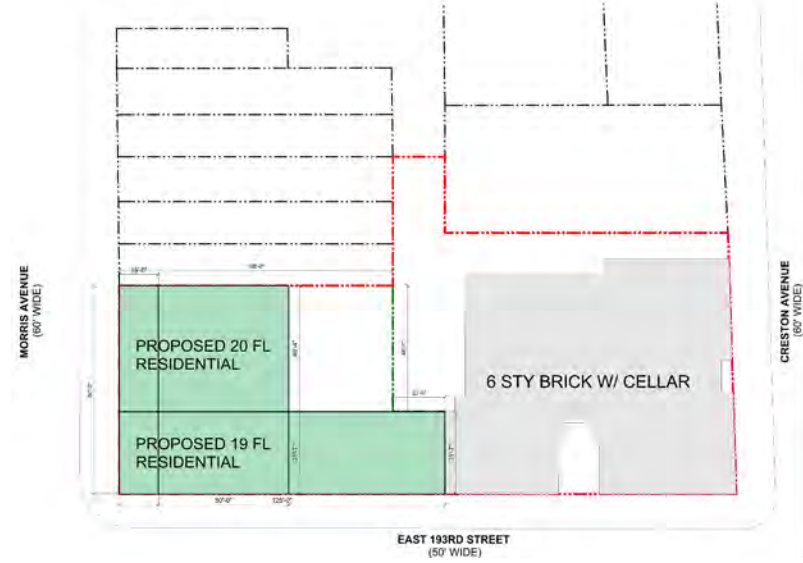
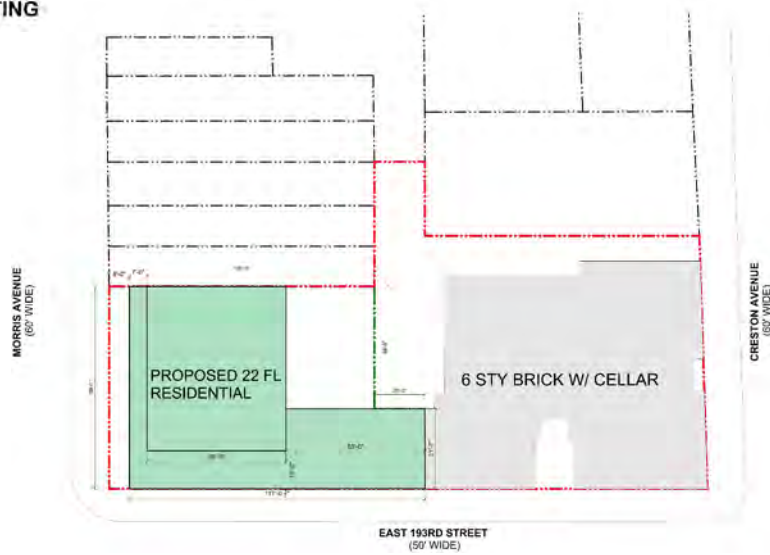
MASSING STUDY

- PROPOSED RESIDENTIAL
(106,000 SF ZFA)
- EXISTING

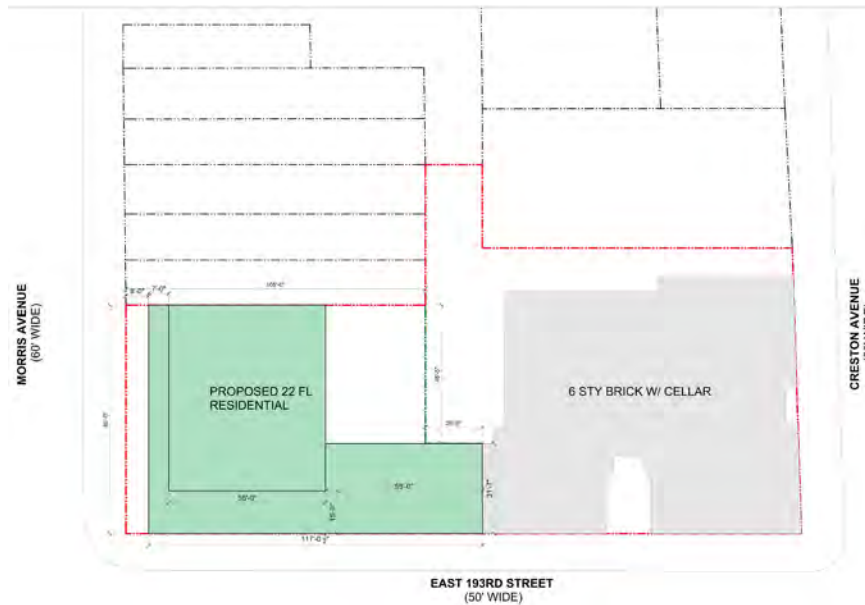


MASSING STUDY

- PROPOSED RESIDENTIAL
- EXISTING



- PROPOSED RESIDENTIAL
(106,000 SF ZFA)
- EXISTING
- EXISTING PROPERTY LINE
- PROPOSED SEPARATION



**65 EAST 193RD STREET
FOR SALE**

RETAIL MAP



**65 EAST 193RD STREET
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
Population	204,342	594,441	1,116,080
Number of Households	71,629	221,906	412,728
Average Household Income	\$58,646	\$69,176	\$72,705
Median Household Income	\$41,936	\$47,498	\$49,971
College Graduates	23,414 18.0%	98,977 24.0%	191,254 26.0%
Total Businesses	3,383	10,207	20,217
Total Employees	49,358	167,888	316,985
Daytime Population	169,390	513,787	964,757

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES

Mitchel Flaherty
917.348.0242
mflaherty@ripcony.com

Brian Whelan
646.993.7328
bwhelan@ripcony.com

Jonathan Auerbach
516.902.3188
jauerbach@ripcony.com

Jake Shapiro
917.299.1140
jshapiro@ripcony.com

Jared Gootnick
516.324.5764
jgootnick@ripcony.com

FOR FINANCING INQUIRIES

Adam Hakim
ahakim@ripcony.com
646.290.2011

James Murad
jmurad@ripcony.com
646.290.2012