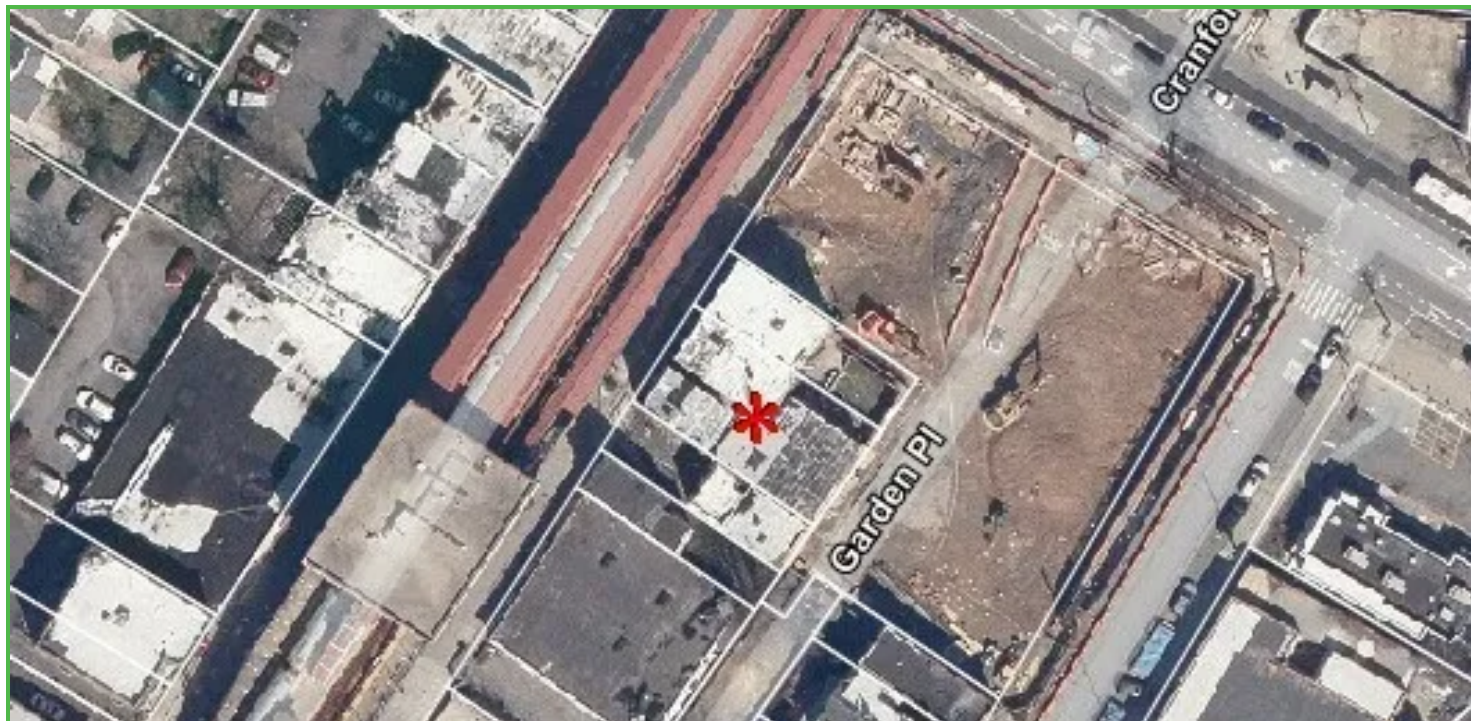


4636-4638 WHITE PLAINS ROAD

BRONX, NY 10470



LAND | FOR SALE



PROPERTY DESCRIPTION

REO Sale on behalf of the NYC Tax Lien trust. 4636-4638 White Plains Road consists of a single lot improved by a 3-story brick building. Building consists of 2 retail stores and 4 residential units. At time of listing the retail Stores appear vacant and the residential units appear occupied. The site is adjacent to a 255-unit mixed-use new development. Property is located in R7D / C2-4 with Mandatory Inclusionary Housing (MIH). FAR for the 4388 lot is 5.6 allowing ~ 24573 Buildable feet. Property is sold as-is and all cash. Sold subject to all violation of record. Sold subject to tenancy. Bid deadline 9/3/2026. Sold free and clear of all monetary liens.

OFFERING SUMMARY

Sale Price:	\$2,725,000
Lot Size:	4,388 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,945	7,578	32,399
Total Population	5,003	21,656	84,762
Average HH Income	\$105,722	\$104,718	\$92,989

PROPERTY HIGHLIGHTS

- REO Sale
- Sold all cash and as-is
- 4388 SF Lot
- R7D. C2-4 in MIH
- ~ 24573 Buildable SF as-of-right

RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT
718.820.1200
RAYMOND@FORESTPARKNY.COM

PROPERTY SUMMARY

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LAND | FOR SALE



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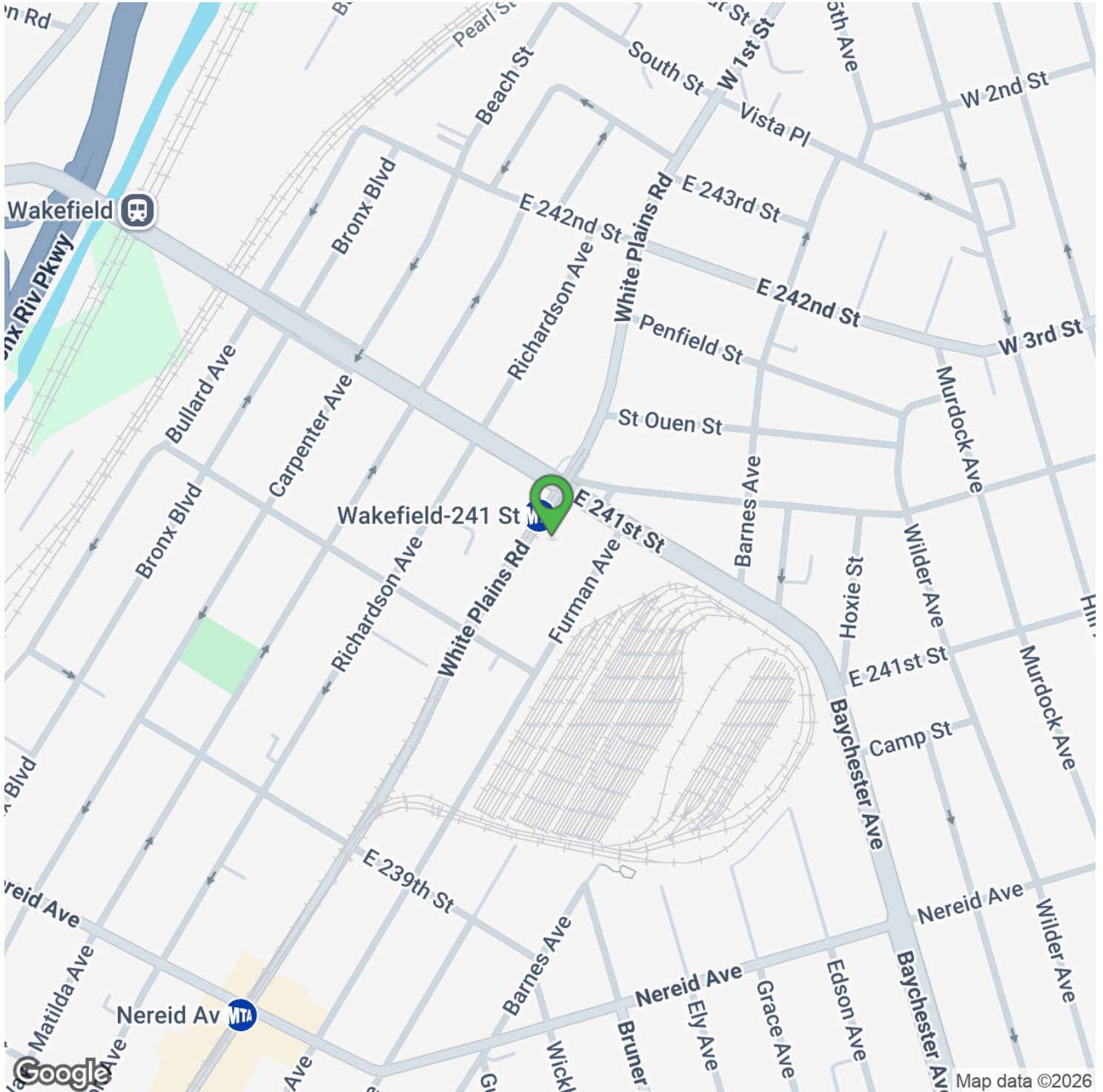
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ADDITIONAL PHOTOS

4636-4638 WHITE PLAINS ROAD

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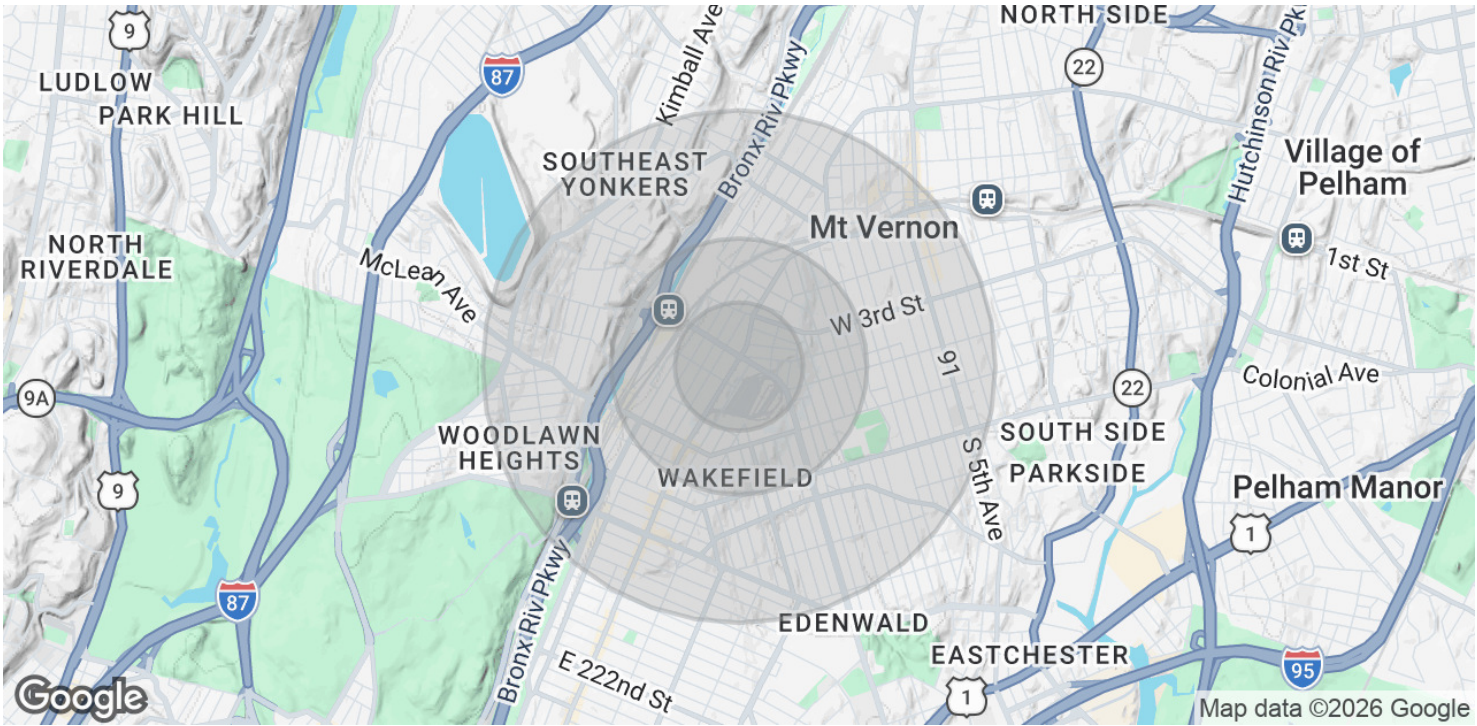
LOCATION MAP

4636-4638 WHITE PLAINS ROAD

BRONX, NY 10470



LAND | FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,003	21,656	84,762
Average Age	44.5	42.3	41.5
Average Age (Male)	40.2	38.0	38.9
Average Age (Female)	49.2	45.8	44.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,945	7,578	32,399
# of Persons per HH	2.6	2.9	2.6
Average HH Income	\$105,722	\$104,718	\$92,989
Average House Value	\$526,471	\$439,828	\$483,579

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT