



**LANDAIR
ADVISORS**

**RESIDENTIAL DEVELOPMENT SITE
10,000 BUILDABLE SQ. FT.**

742 E 214TH ST, BRONX, NY 10467

Presented By:

Maha Alaoui

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Senior Associate

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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: | \$980,000 |
| Lot Size: | 2,500 |
| Zoning District | R7A (4 FAR) |
| Residential BSF: | 10,000 |
| UAP BSF: | 12,525 |
| Price Per Buildable S.F. (Market) | \$98 |
| Price Per Buildable S.F. (UAP) | \$78 |
| 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

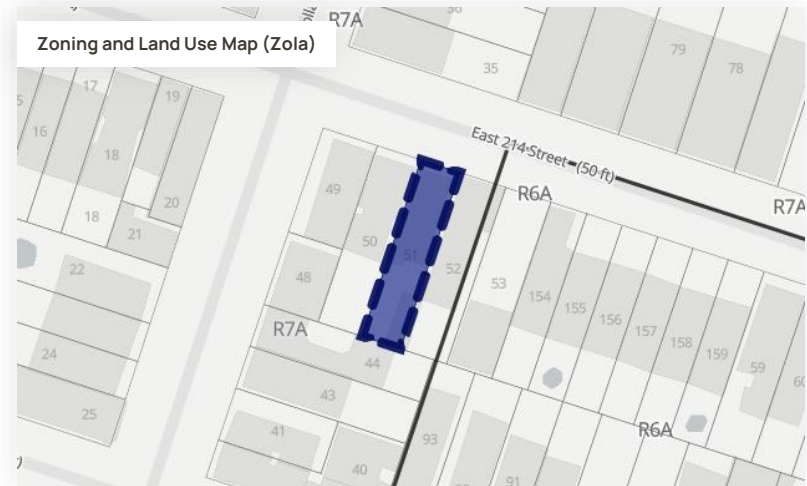
| | |
|------------------|-------------|
| Building Type | Residential |
| Building Sq. Ft. | 1,652 |
| Total Units | 2 |

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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