

# PRIME DEVELOPMENT SITE/LAND FOR SALE IN THE BRONX

2119 Bathgate Avenue, Bronx, NY 10457

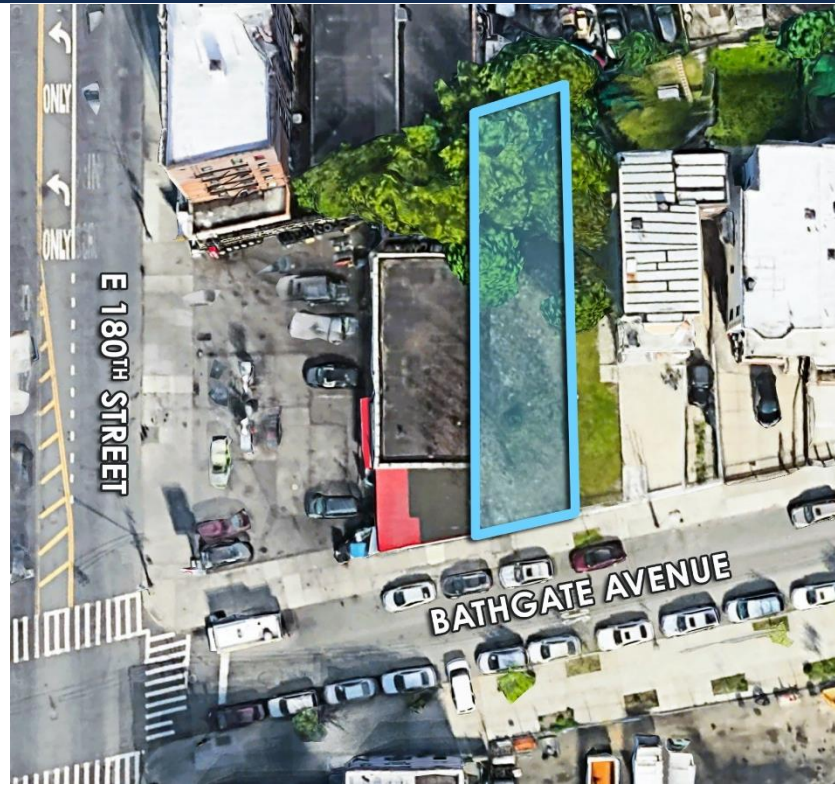
## Property Information:

Block/Lot:	3047/19
Lot Dimensions:	25' x 116'
Lot SF:	2,970
Zoning:	R6A
F.A.R. (residential):	3.0
F.A.R. (facility):	3.0
Buildable SF:	8,910
Assessment (20/21):	\$11,820
R.E. Taxes (20/21):	\$1,900

## DESCRIPTION

The subject property is a plot of vacant land on Bathgate Avenue between E 180<sup>th</sup> and E 181<sup>st</sup> Streets in the East Tremont/Belmont neighborhood of the Bronx. The property has R6A zoning, allowing for 8,910 buildable SF for residential or community facility use. The property is conveniently located near the B/D trains at the 182<sup>nd</sup> Street – Grand Concourse station, as well as multiple restaurants, schools, grocery, and St. Barnabas Hospital.

## ASKING PRICE: \$699,000



For More Information, Please Contact Exclusive Agent:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.