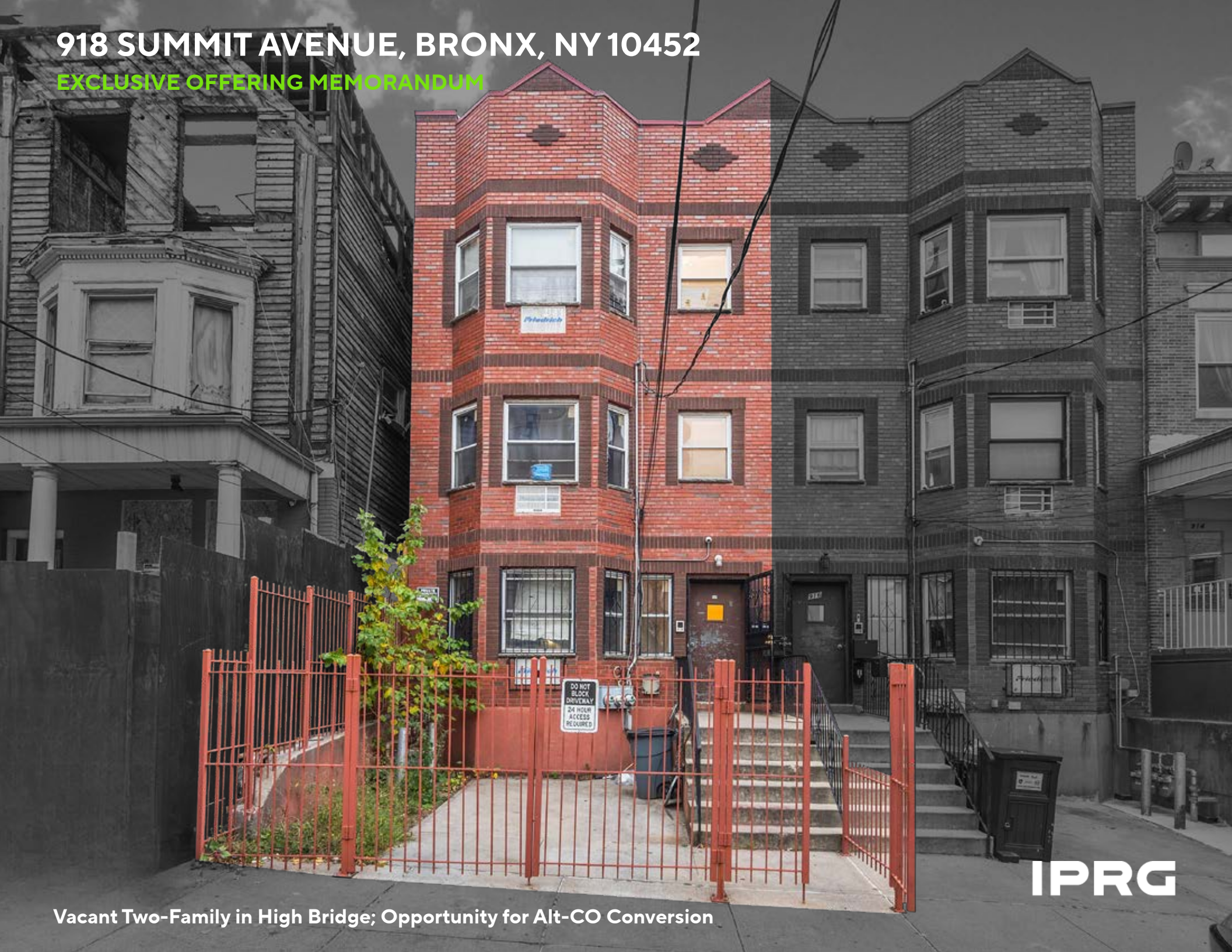


918 SUMMIT AVENUE, BRONX, NY 10452

EXCLUSIVE OFFERING MEMORANDUM



Vacant Two-Family in High Bridge; Opportunity for Alt-CO Conversion

**IPRG**



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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

**Derek Bestreich**

President

718.360.8802

derek@iprg.com

**Steve Reynolds**

Founding Partner

718.360.2993

steve@iprg.com

**Brian Davila**

Partner

718.360.8849

bdavila@iprg.com

**Robert Rappa**

Senior Director

718.360.8704

rrappa@iprg.com

**John Loch**

Associate

718.360.4910

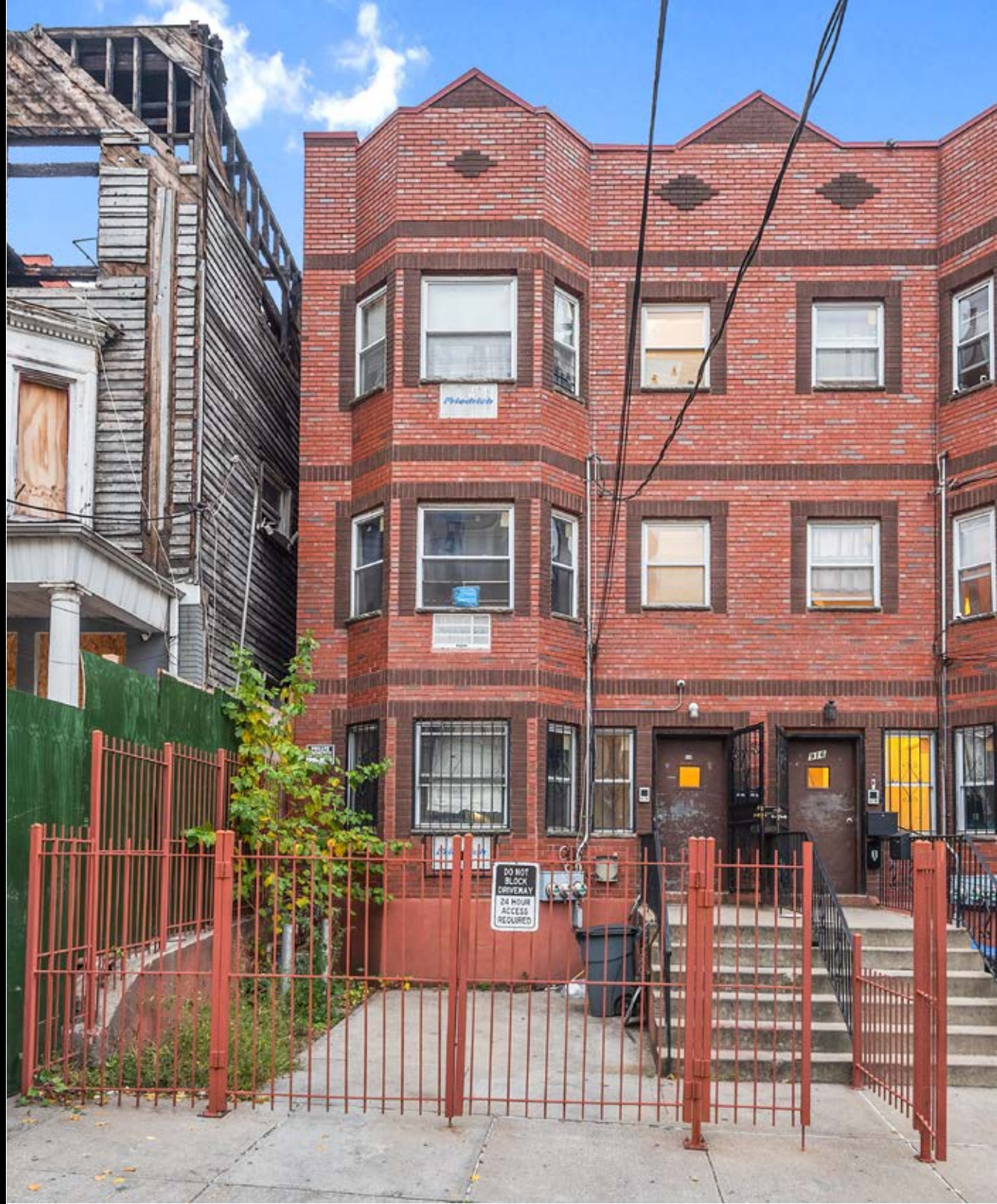
jloch@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

[www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$1,250,000**

**INVESTMENT HIGHLIGHTS**

2 Apartments  
# of Units

4,770  
Approx. Existing SF

9,274  
Buildable SF

R7-1  
Zoning

**-DELIVERED VACANT**  
**-OPPORTUNITY FOR ALT-CO CONVERSION**

19.12 ft x 75 ft  
Building Dimensions

\$262  
\$/Existing SF

19.12 ft x 100 ft (Irregular)  
Lot Dimensions

3.44  
FAR

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 918 Summit Avenue. The subject property is located between West 161st Street and West 162nd Street in High Bridge, Bronx.

This 2 family property, built in 2013, offers 4,770 square feet across 3 full floors. The building dimensions are 19.12 ft x 75 ft and the lot dimensions are 19.12 ft x 100 ft with an additional 28 ft x 32 ft side extension in the rear. The zoning is R7-1. The 1st and 2nd floor are a duplex apartment and the 3rd floor is a single apartment.

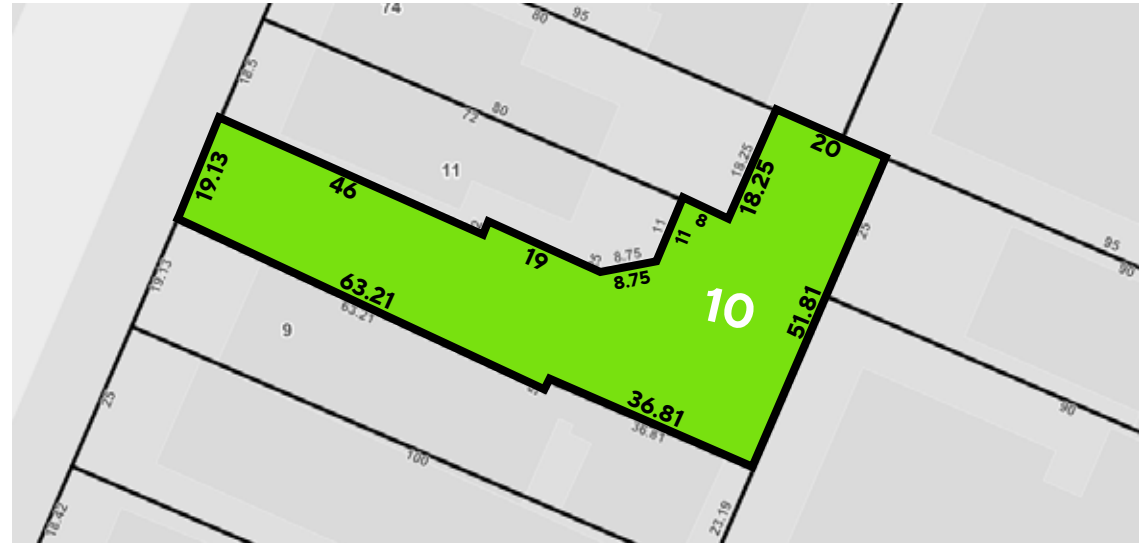
The property is located within walking distance to the B, D and 4 subway lines and Metro North train at Yankee Stadium. There is immediate access to the Major Deegan Expressway.

The property will be **delivered vacant**.

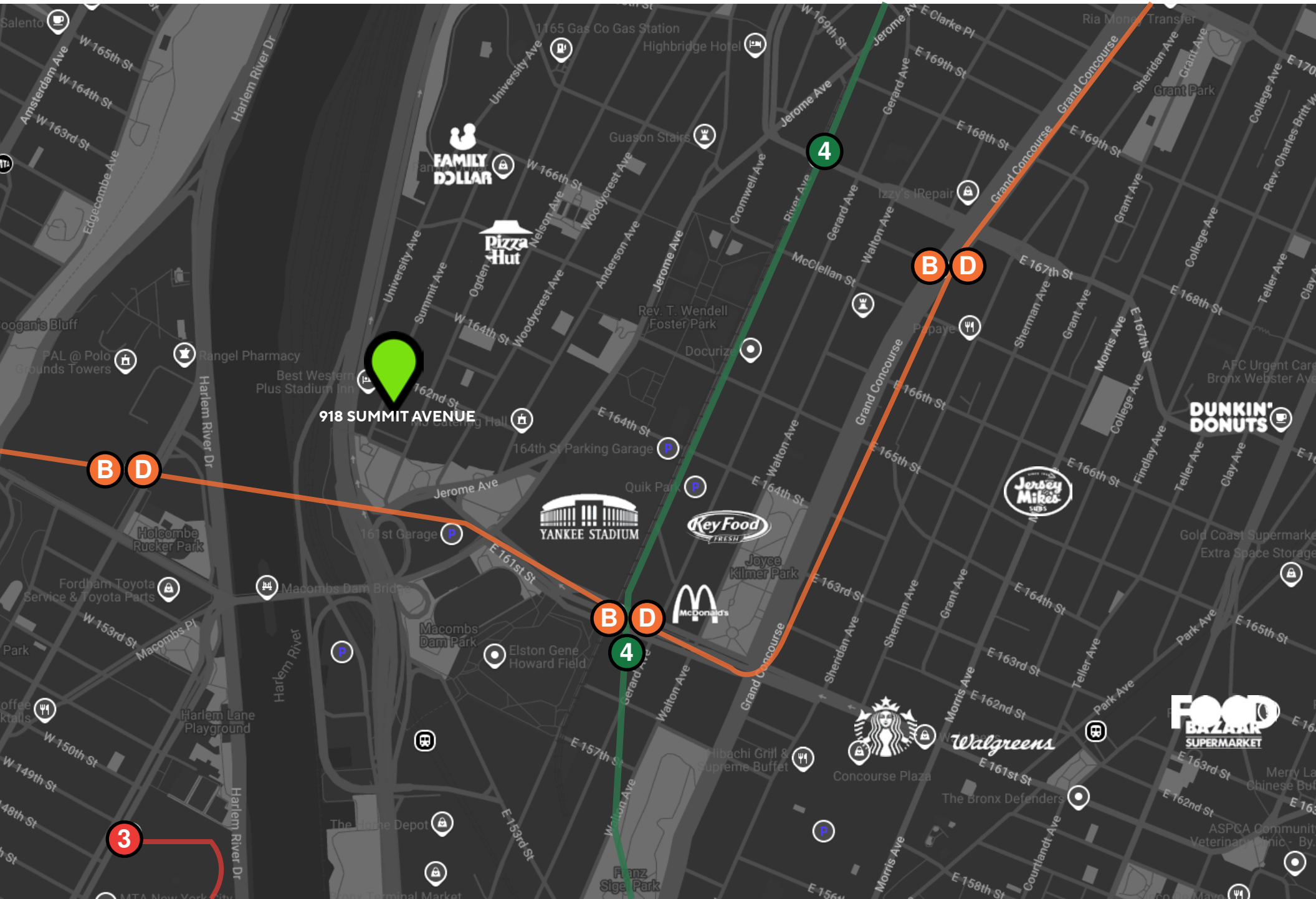
## BUILDING INFORMATION

<b>BLOCK &amp; LOT</b>	02524-0010
<b>NEIGHBORHOOD</b>	High Bridge
<b>CROSS STREETS</b>	W 161st Street & W 162nd Street
<b>BUILDING DIMENSIONS</b>	19.12 ft x 75 ft
<b>BUILDING SIZE</b>	4,770 SF
<b>LOT DIMENSIONS</b>	19.12 ft x 100 ft (Irregular)
<b>LOT SIZE</b>	2,696 SF
<b>TOTAL BUILDABLE SF</b>	9,274 BSF
<b>ZONING</b>	R7-1
<b>FAR</b>	3.44
<b>TAX CLASS / ANNUAL TAXES:</b>	1 / \$7,849
<b>NOTES</b>	Delivered Vacant

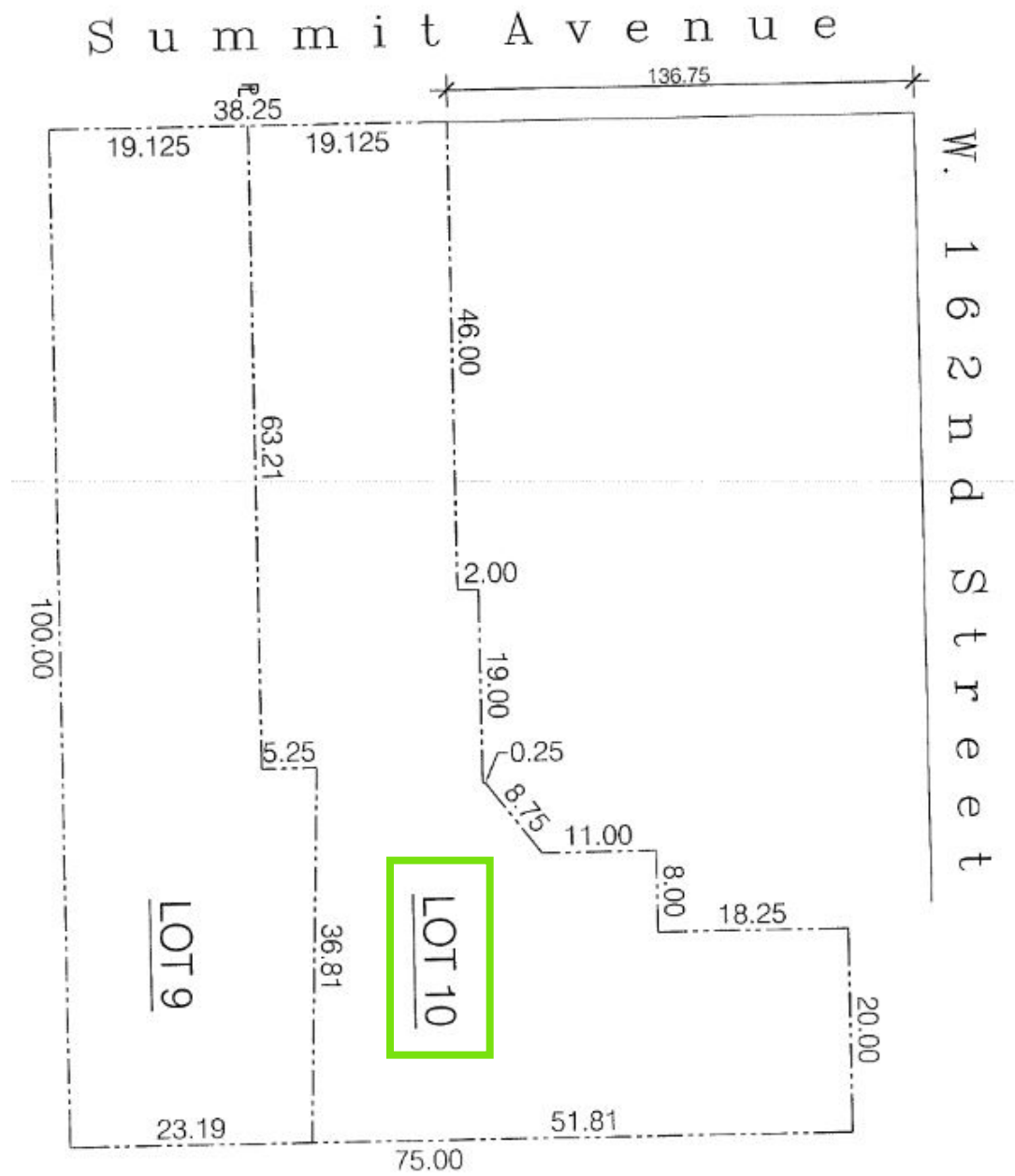
## TAX MAP



# PROPERTY MAP



# LOT MAP (Lot 10 Only)

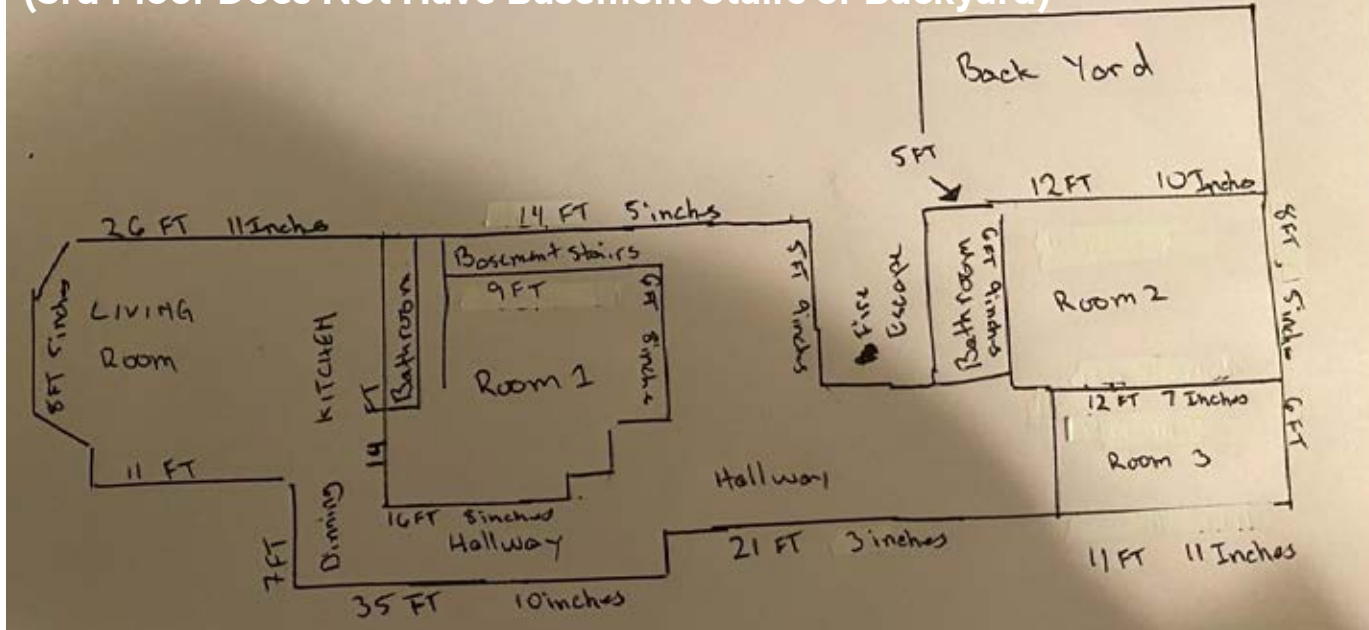




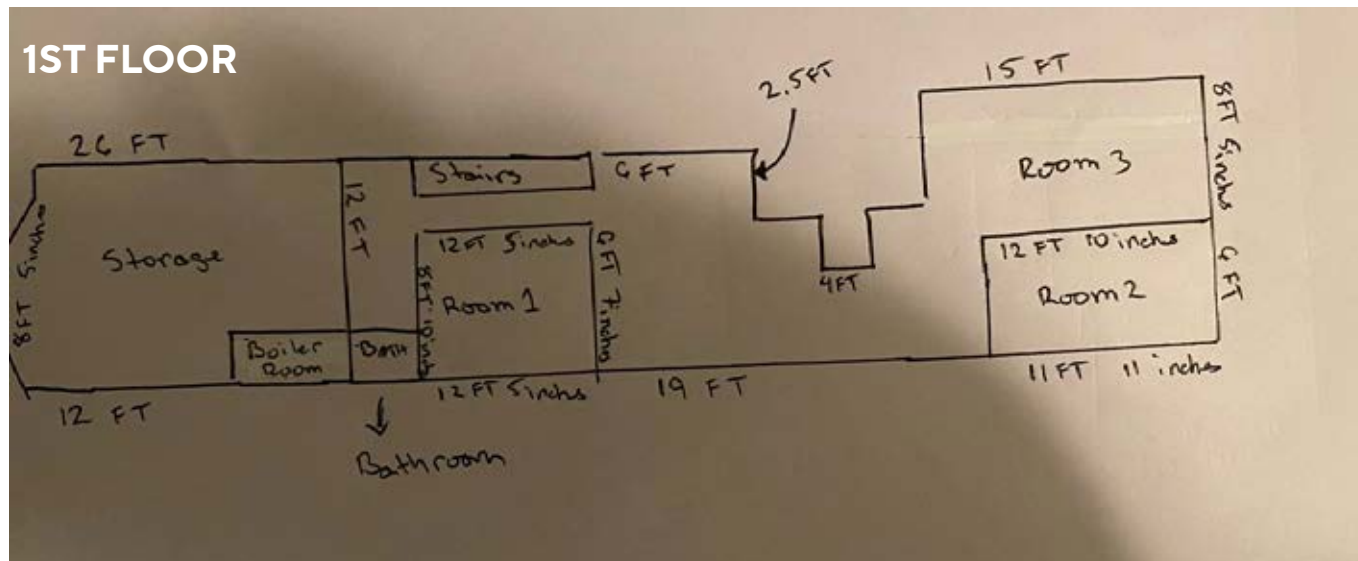
# FLOOR PLANS

## 2ND & 3RD FLOORS

(3rd Floor Does Not Have Basement Stairs or Backyard)



## 1ST FLOOR





**IPRG**

**918 SUMMIT AVENUE  
BRONX, NY 10452**

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

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**ROBERT  
RAPPA**  
718.360.8704  
rrappa@iprg.com

**STEVE  
REYNOLDS**  
718.360.2993  
steve@iprg.com

---

**JOHN  
LOCH**  
718.360.4910  
jloch@iprg.com

**BRIAN  
DAVILA**  
718.360.8849  
bdavila@iprg.com

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