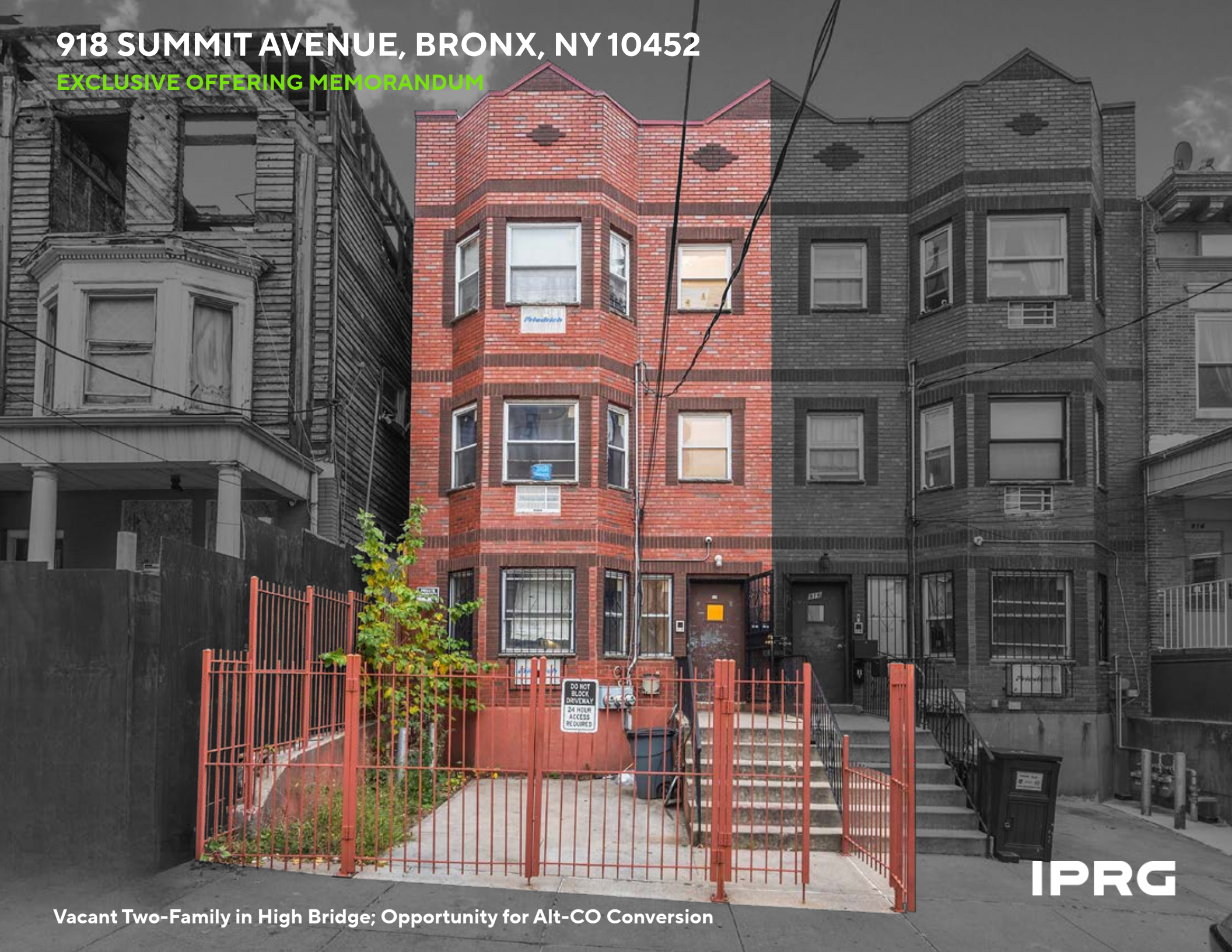


918 SUMMIT AVENUE, BRONX, NY 10452

EXCLUSIVE OFFERING MEMORANDUM



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

IPRG



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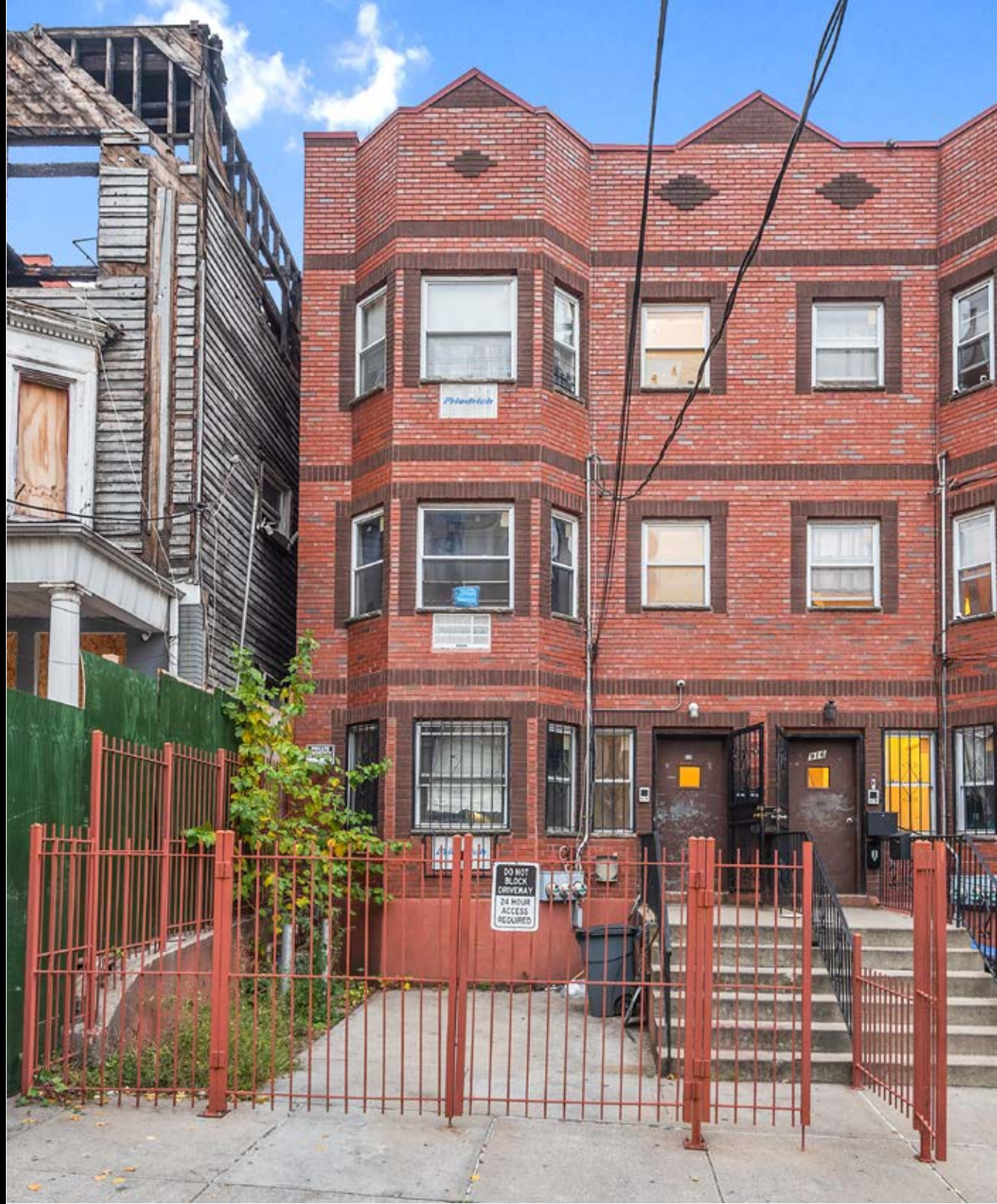
jloch@iprg.com

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.

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IPRG

INVESTMENT PRICING





OFFERING PRICE
\$1,325,000

INVESTMENT HIGHLIGHTS

2 Apartments
 # of Units

3,750
 Approx. SF

9,274
 Buildable SF

R7-1
 Zoning

-DELIVERED VACANT
-OPPORTUNITY FOR ALT-CO CONVERSION

19.12 ft x 75 ft
 Building Dimensions

19.12 ft x 100 ft (Irregular)
 Lot Dimensions

\$143
 \$/Buildable SF

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 3,750 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.

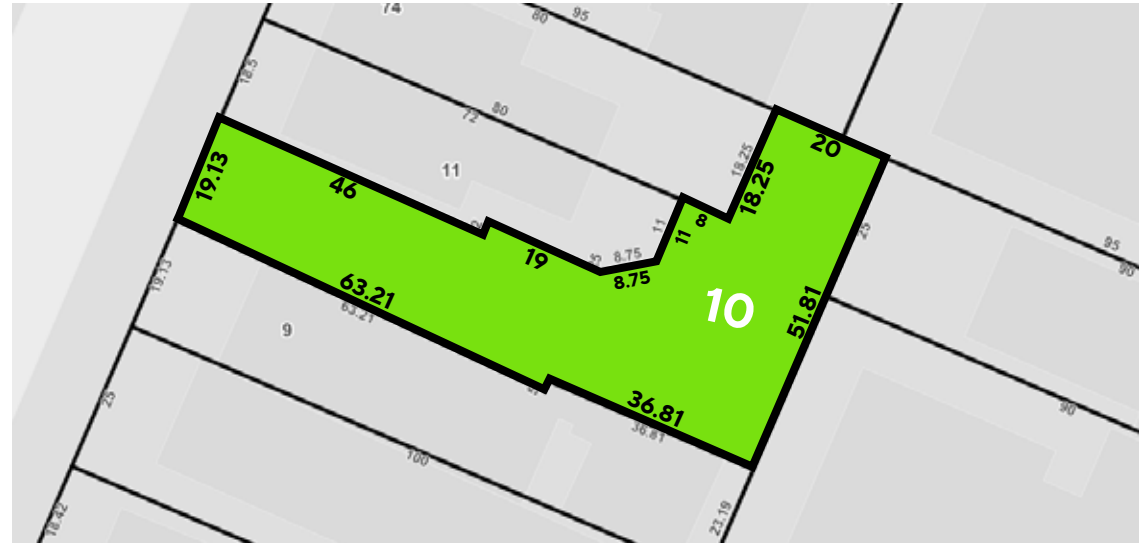
The property is located within walking distance to the B, D and 4 subway lines and Metro North train at Yankee Stadium. There is immediate access to the Major Deegan Expressway.

The property will be **delivered vacant**.

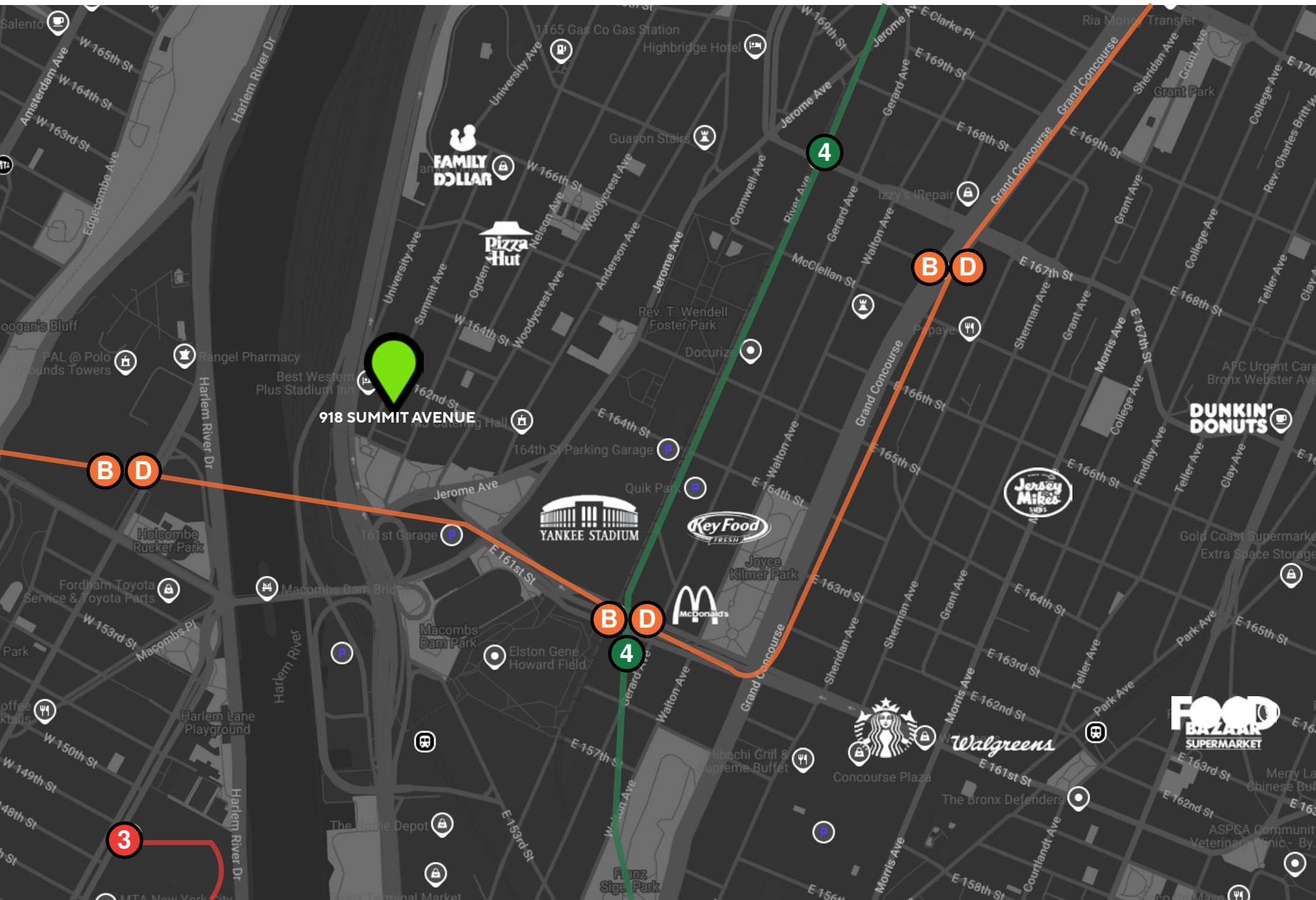
BUILDING INFORMATION

BLOCK & LOT	02524-0010
NEIGHBORHOOD	High Bridge
CROSS STREETS	W 161st Street & W 162nd Street
BUILDING DIMENSIONS	19.12 ft x 75 ft
BUILDING SIZE	3,750 SF
LOT DIMENSIONS	19.12 ft x 100 ft (Irregular)
LOT SIZE	2,696 SF
TOTAL BUILDABLE SF	9,274 BSF
ZONING	R7-1
FAR	3.44
TAX CLASS / ANNUAL TAXES:	1 / \$7,849
NOTES	Delivered Vacant

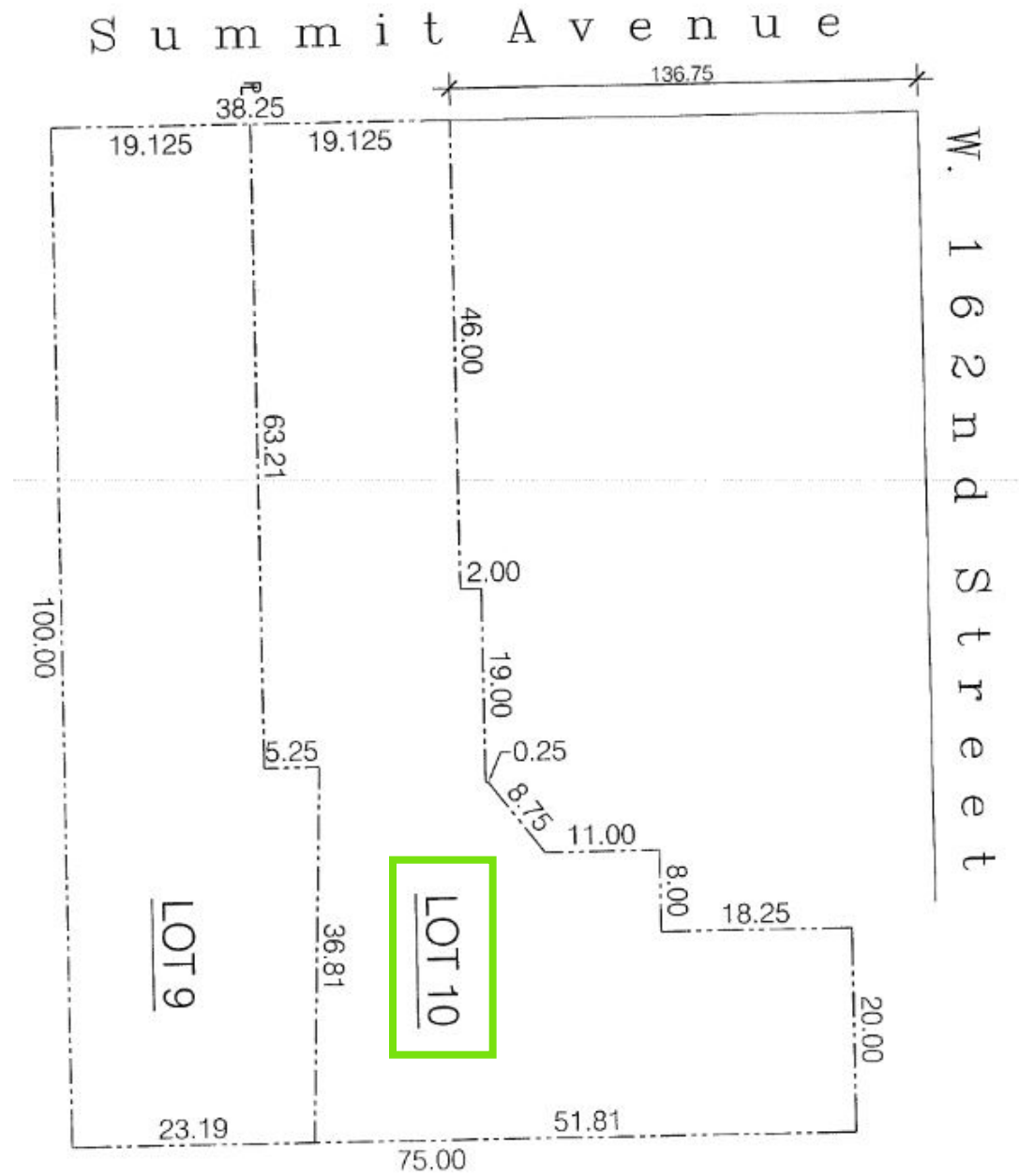
TAX MAP



PROPERTY MAP



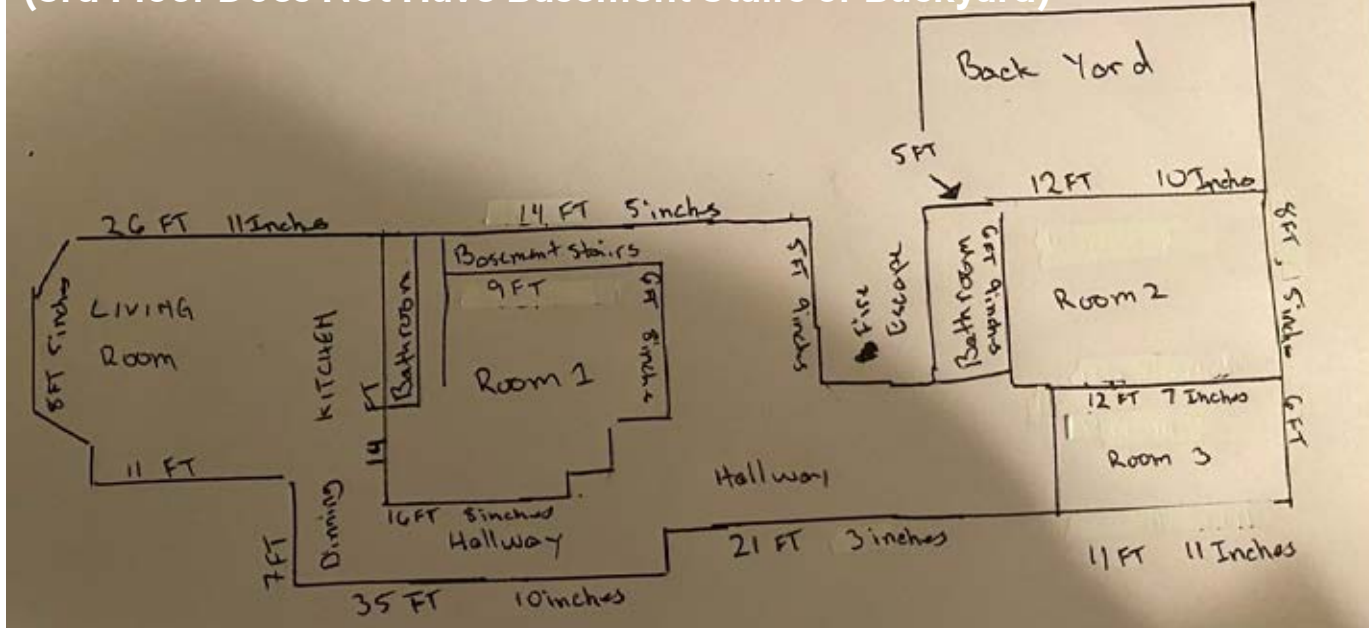
LOT MAP (Lot 10 Only)



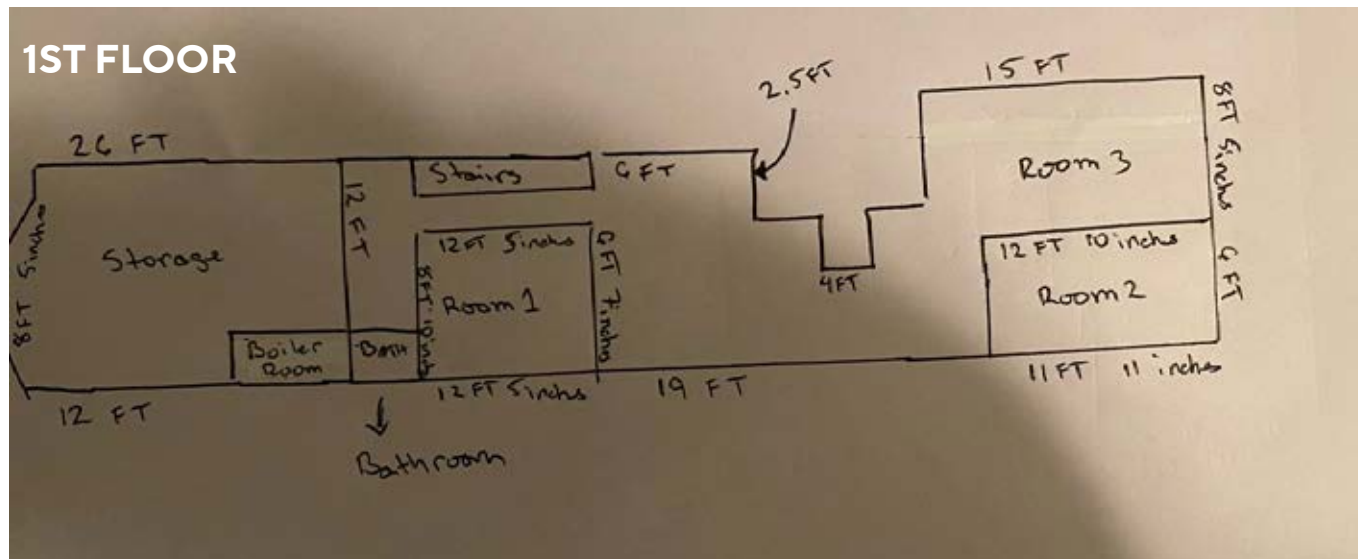
FLOOR PLANS

2ND & 3RD FLOORS

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



1ST FLOOR





IPRG

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