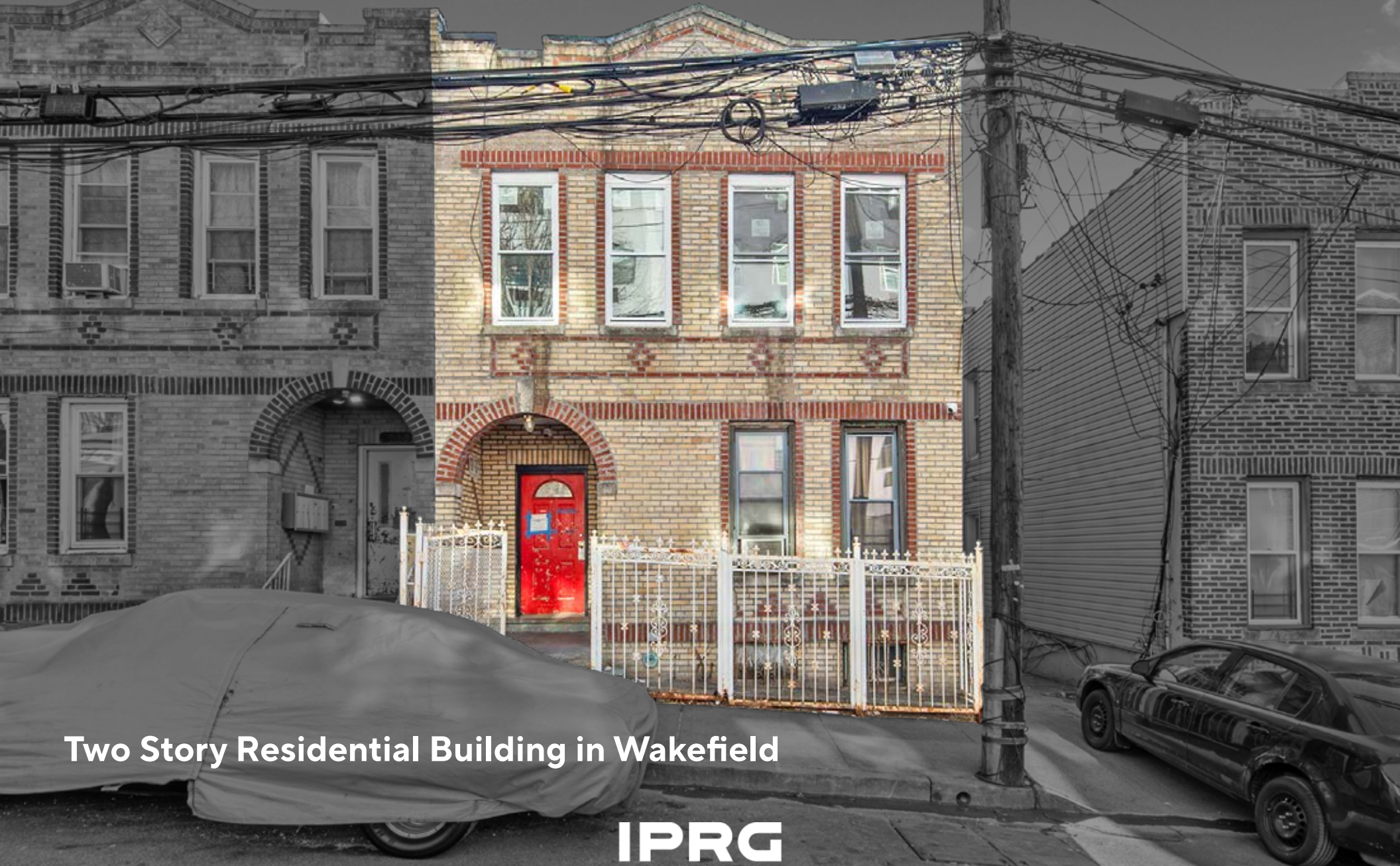


**636 EAST 223RD STREET, BRONX, NY 10466**

**EXCLUSIVE OFFERING MEMORANDUM**



**Two Story Residential Building in Wakefield**

**IPRG**



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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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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)



# I PRG

INVESTMENT PRICING







**OFFERING PRICE**  
**\$1,299,999**

**INVESTMENT HIGHLIGHTS**

4 Apartments  
# of Units

3,280  
Approx. SF

Wakefield  
Neighborhood

**DELIVERED VACANT**

\$324,999  
Price/Unit

\$396  
Price/SF



# IPRG

PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is exclusively offering 636 East 223rd St, a two-story residential building in the Wakefield section of the Bronx. Built in 1929, the property spans 3,280 square feet with 4 apartments. The apartment layout is 2 One-Bedroom, 1 Two-Bedroom, and 1 Three-Bedroom.

The building is within walking distance of the 2,5 subway lines and Woodlawn Metro-North train station.

The building will be delivered vacant making it an exceptional investment opportunity.

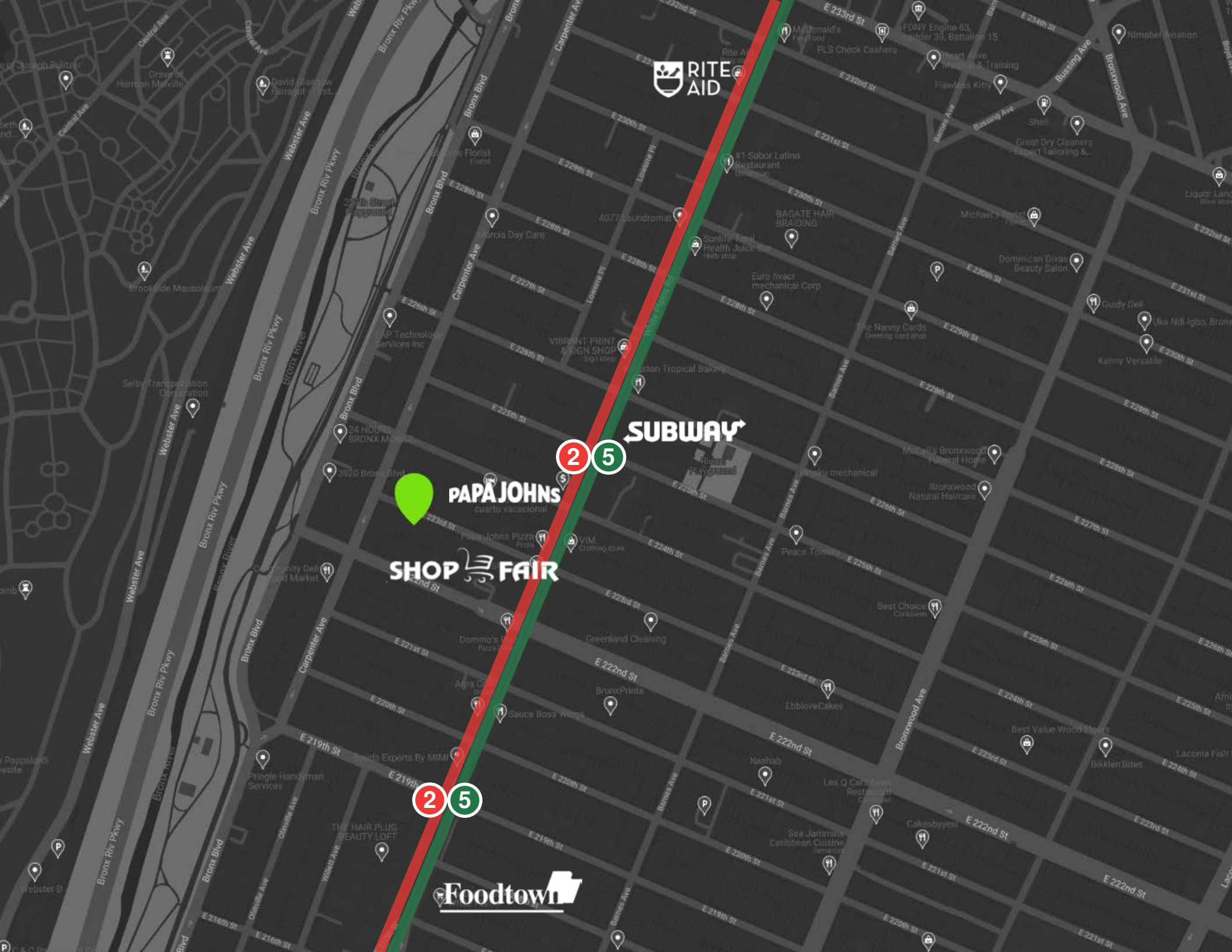
## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	04824-0056
<b>NEIGHBORHOOD:</b>	Wakefield
<b>CROSS STREETS:</b>	Carpenter Ave & White Plains Rd
<b>BUILDING DIMENSIONS:</b>	25 ft x 101 ft
<b>LOT DIMENSIONS:</b>	25 ft x 101.42 ft
<b># OF UNITS:</b>	4 Apartments
<b>APPROX. TOTAL SF:</b>	3,280 SF
<b>ZONING:</b>	R6A
<b>FAR:</b>	3.0
<b>TAX CLASS:</b>	2A
<b>NOTES:</b>	Free Market Apartments

## TAX MAP







2 5



 PAPA JOHN'S  
cuarto vacacional

SHOP FAIR

2 5

Foodtown

## ADDITIONAL PROPERTY PHOTOS





## ADDITIONAL PROPERTY PHOTOS







# IPRG

636 EAST 223RD STREET  
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