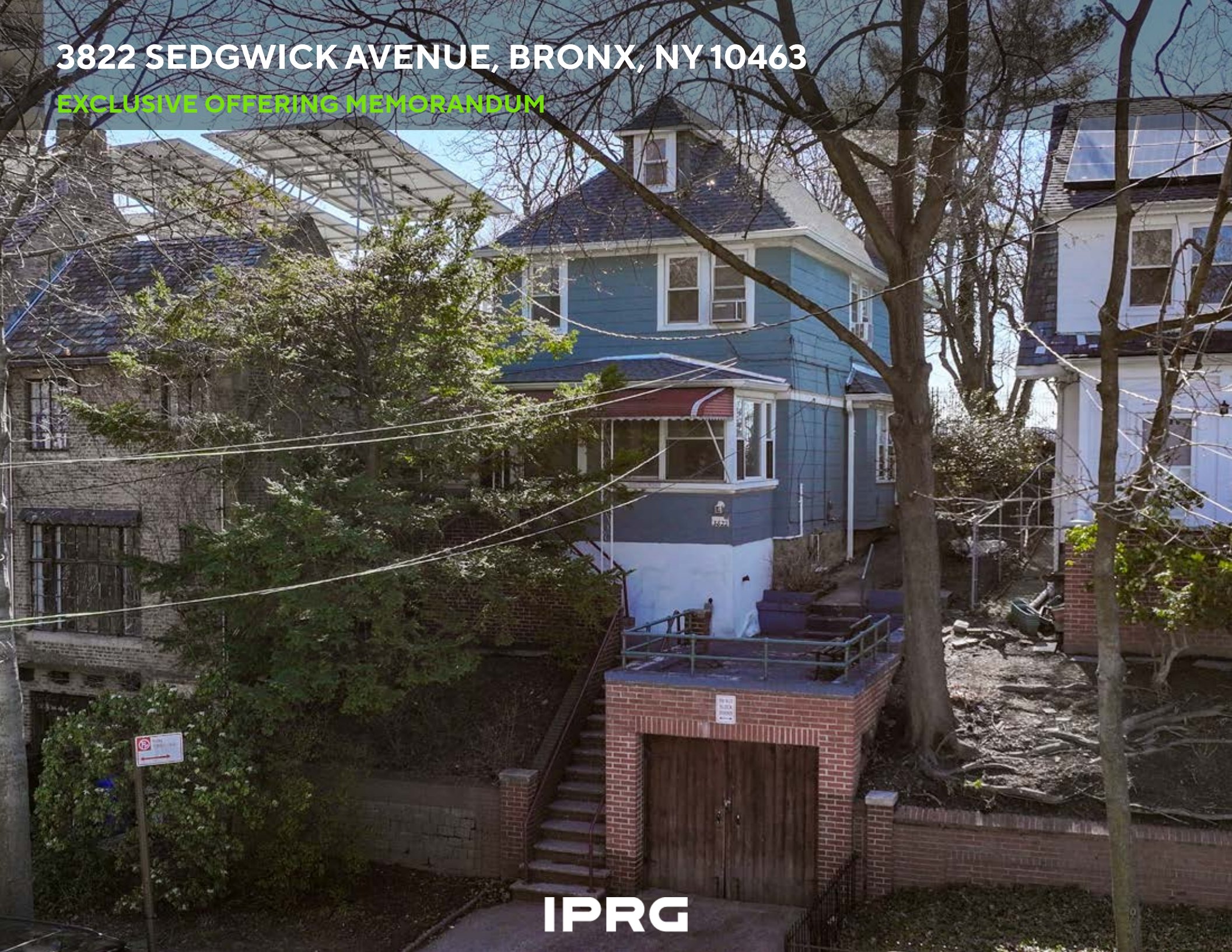


3822 SEDGWICK AVENUE, BRONX, NY 10463

EXCLUSIVE OFFERING MEMORANDUM



IPRG

3822 SEDGWICK AVENUE, BRONX, NY 10463

IPRG IN KINGSBRIDGE

3822 SEDGWICK AVENUE, BRONX, NY 10463

DEVELOPMENT SITE IN KINGSBRIDGE

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FOR MORE INFORMATION,
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IPRG

INVESTMENT PRICING

3822 SEDGWICK AVENUE





3822 SEDGWICK AVENUE, BRONX, NY 10463

DEVELOPMENT SITE IN KINGSBRIDGE

OFFERING PRICE
\$1,199,000

INVESTMENT HIGHLIGHTS

34.43 ft x 100.33
Lot Dimensions

11,445
Total Buildable SF

14,878
Total Buildable SF (UAP/CoY)

R6A/R6
Zoning

\$105
Price/BSF

\$81
Price/BSF (UAP/CoY)

IPRG

PROPERTY INFORMATION

3822 SEDGWICK AVENUE



3822 SEDGWICK AVENUE, BRONX, NY 10463

DEVELOPMENT SITE IN KINGSBRIDGE

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 3822 Sedgwick Avenue. The Subject property offers 11,445 buildable square footage as of right and 14,878 Buildable with UAP (City of Yes) and it is located in the Kingsbridge section of the Bronx.

This Development site sits on a 34.42 ft x 100.33 ft lot that is in an R6A/R6 Zone. There is currently a one-family structure on the lot that will be delivered vacant. Additionally, it is located within walking distance of the 238th Street Subway station

BUILDING INFORMATION

BLOCK & LOT:	03246-0051
NEIGHBORHOOD:	Kingsbridge
CROSS STREETS:	Sedgwick Avenue and Cannon Place
BUILDING DIMENSIONS:	20 ft x 36 ft
BUILDING SF:	1,600
LOT DIMENSIONS:	34.43 ft x 100.33 ft
LOT SF:	3,815
ZONING:	R6A/R6
FAR:	3
BUILDABLE SF:	11,445
BUILDABLE SF (UAP/CoY):	14,878
TAX CLASS / ANNUAL TAXES:	1 / \$6,490

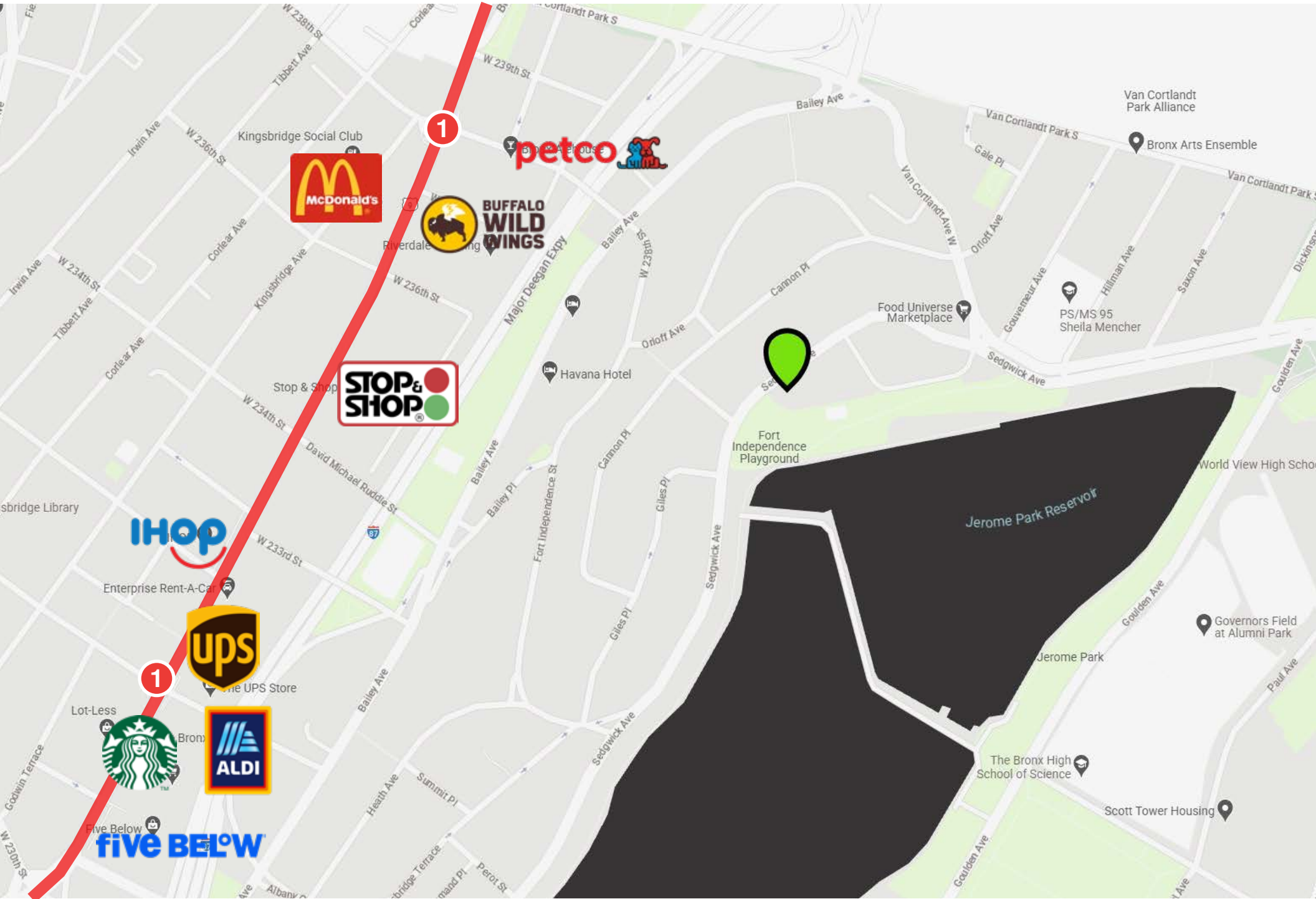
TAX MAP



3822 SEDGWICK AVENUE, BRONX, NY 10463

DEVELOPMENT SITE IN KINGSBRIDGE

PROPERTY MAP





3822 SEDGWICK AVENUE, BRONX, NY 10463

DEVELOPMENT SITE IN KINGSBRIDGE

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