

2789 MORRIS AVENUE, BRONX, NY 10468

EXCLUSIVE OFFERING MEMORANDUM

Development Site in Bedford Park



IPRG

2789 MORRIS AVENUE, BRONX, NY 10468

IPRG DEVELOPMENT SITE IN BEDFORD PARK FOR SALE

2789 MORRIS AVENUE, BRONX, NY 10468

DEVELOPMENT SITE IN BEDFORD PARK FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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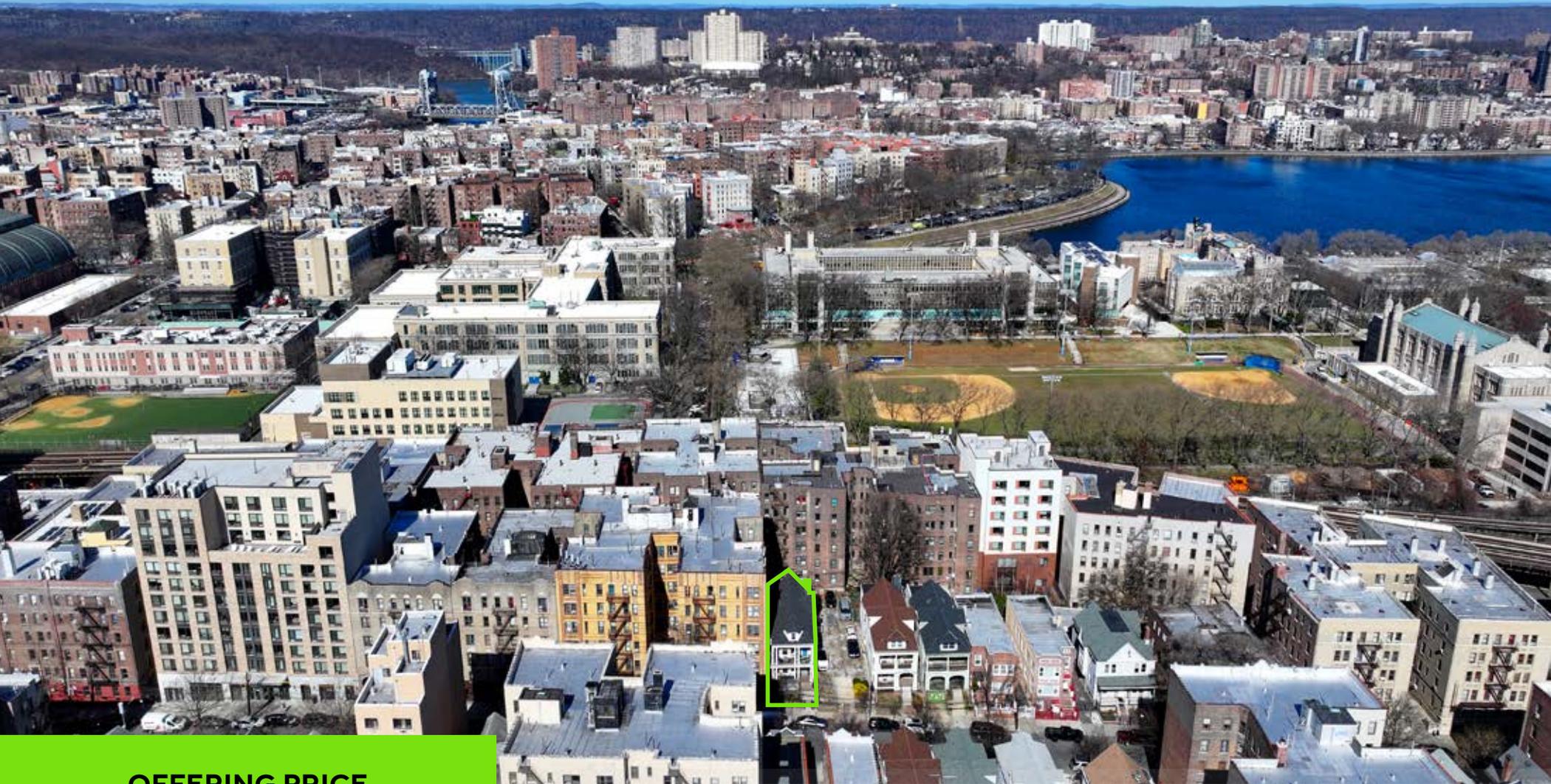
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INVESTMENT PRICING

2789 MORRIS AVENUE





OFFERING PRICE
\$1,850,000

INVESTMENT HIGHLIGHTS

17,097
Approx. Buildable SF

25 ft x 113.58 ft
Lot Dimensions

R8
Zoning

DELIVERED VACANT

\$108
\$/BSF

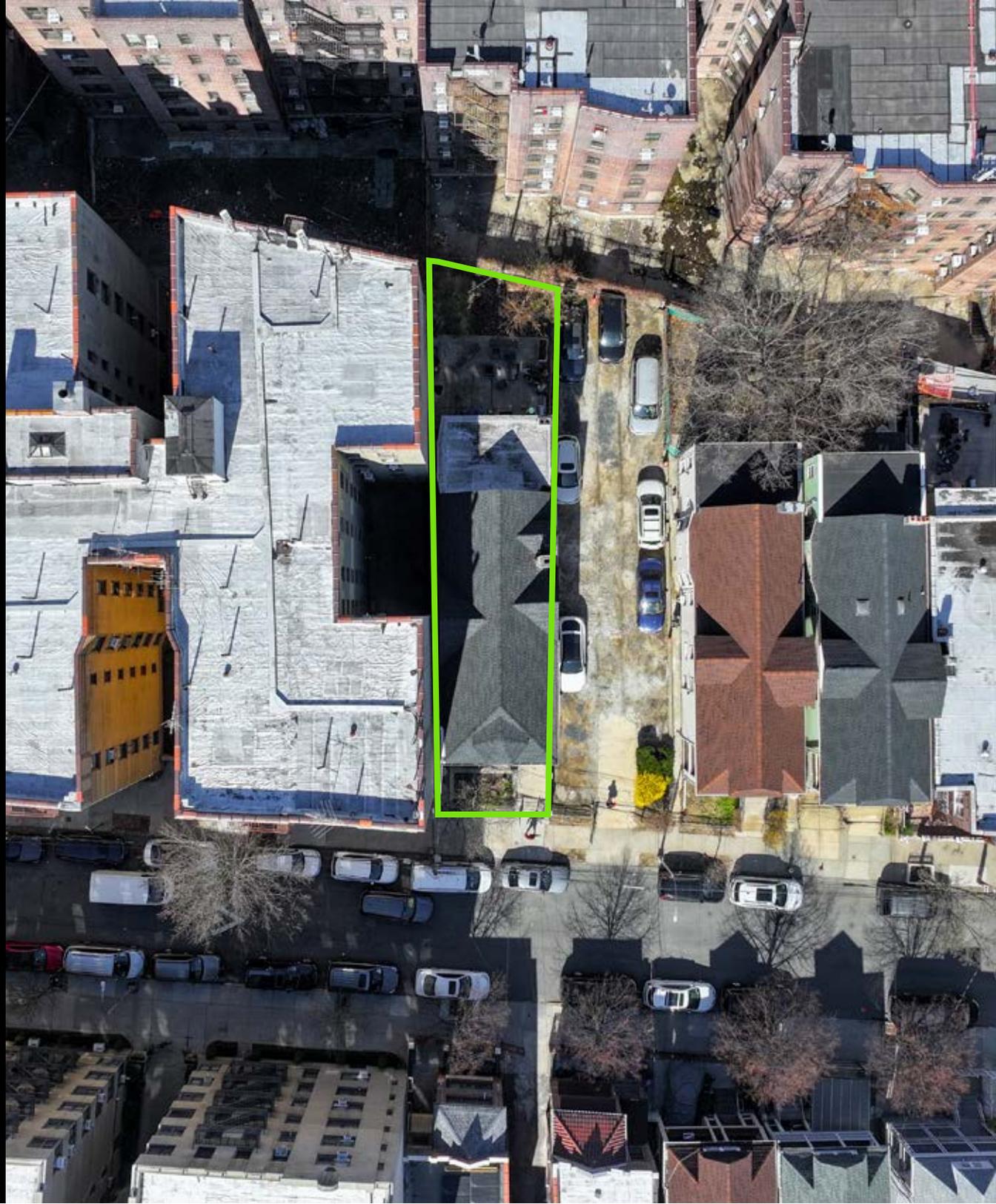
2,840
Lot SF

6.02
FAR

IPRG

PROPERTY INFORMATION

2789 MORRIS AVENUE



2789 MORRIS AVENUE, BRONX, NY 10468

DEVELOPMENT SITE IN BEDFORD PARK **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2789 Morris Avenue. The subject property offers a 17,097 square foot development site that is in the Bedford Park section of the Bronx.

This development site sits on a 25 ft x 113.58 ft lot that is in an R8 zone. There is currently a three-family structure on the lot that will be delivered vacant.

Additionally, it is conveniently located within walking distance of Kingsbridge Road subway station (4,D). It is also in close proximity to PS 86, PS 34O, Walton High School, KIPP Inquire elementary school, & Lehman College.

BUILDING INFORMATION

BLOCK & LOT	3318-51
NEIGHBORHOOD	Bedford Park
CROSS STREETS	East 196th Street & 198th Street
LOT DIMENSIONS	25 ft x 113.58 ft
LOT SF	2,840
TOTAL BUILDABLE SF	17,097
ZONING	R8
FAR	6.02
TAX CLASS	1
NOTES	Delivered Vacant

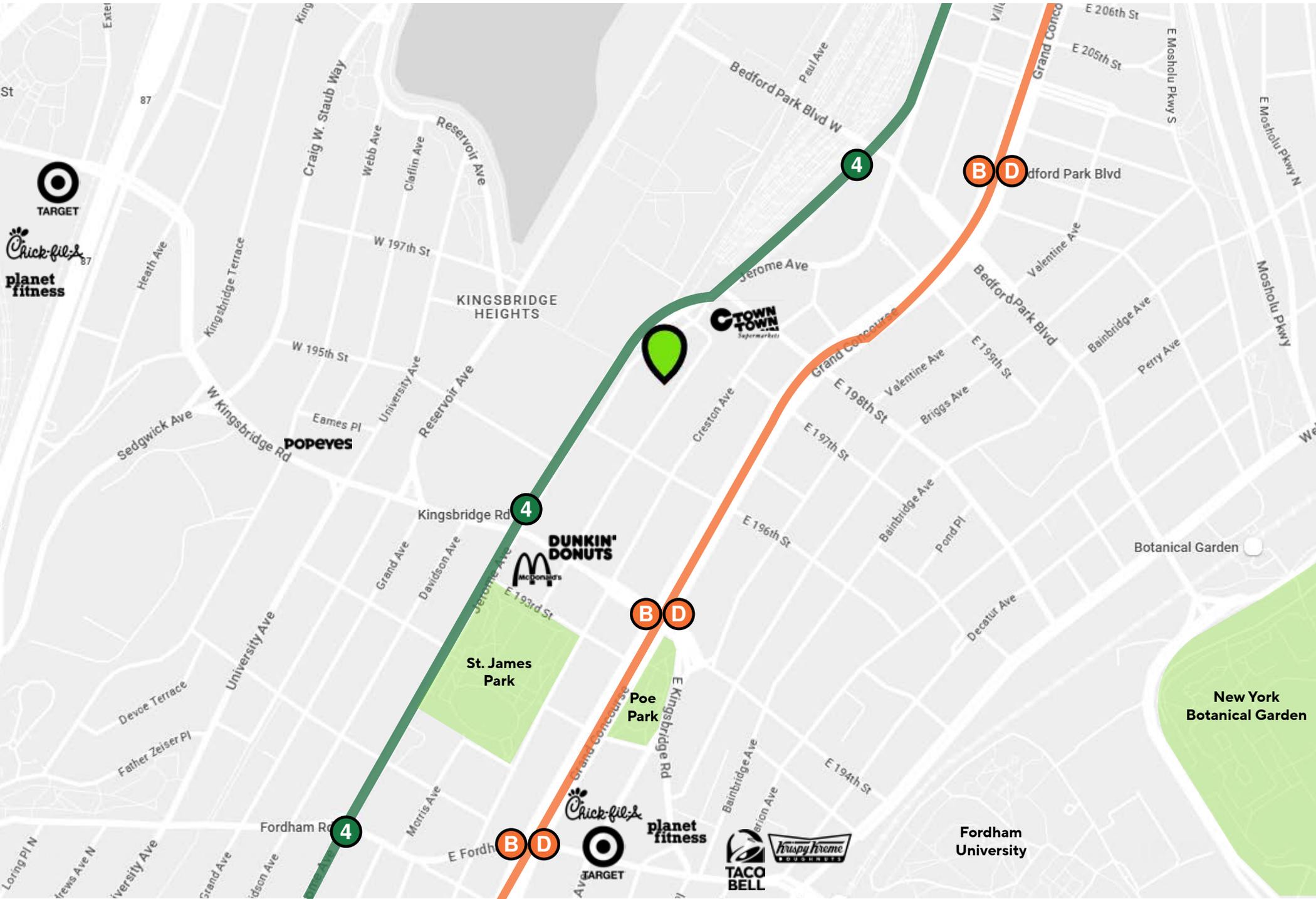
TAX MAP



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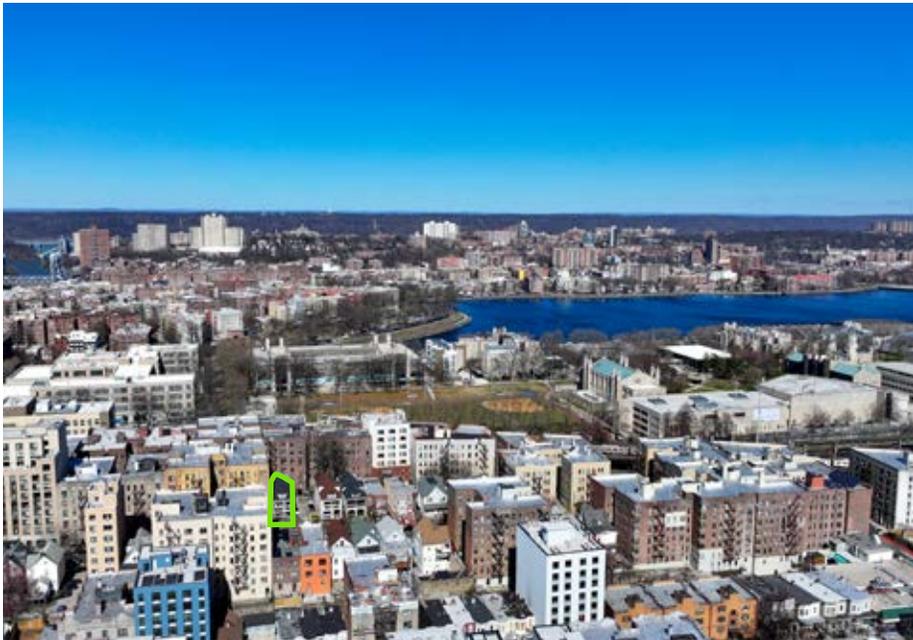
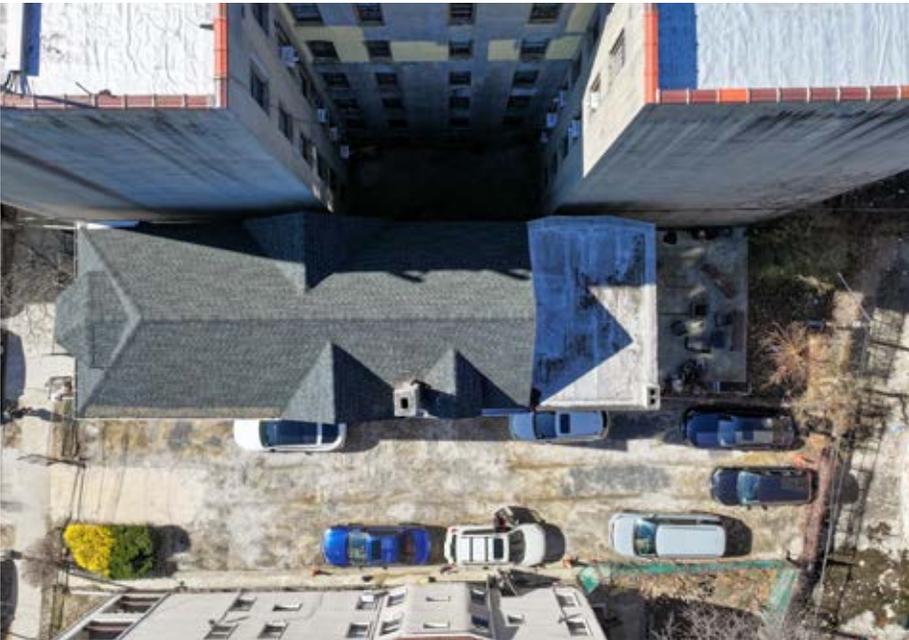
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS





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