

LAND

FOR SALE

368 East 152nd Street
Melrose, Bronx 10455

30,000 SF Buildable
PRIME RESIDENTIAL DEVELOPMENT SITE

Property Highlights

- Centrally located SoBro block
- 3 blocks from HUB / #2, #5 subways
- 20 minute commute to midtown
- Opportunity Zone
- Eligible for 421 A Tax Abatement
- Approved plans for 28 Units with 8 Parking spots

Quiet street 3 blocks from Bronx HUB at Third Avenue and 149th Street, located in the Melrose neighborhood of the South Bronx.

Property is located on the south side of 152nd Street between Cortland and Melrose. It has R7-1 zoning with as-of-right potential for 21,823 SF Residential or 30,451 SF building with Community Facility.

Area is PRIME up-and-coming Bronx residential neighborhood, with many restaurants, shops, and recreational amenities. Community garden + church community 1 block away.

The #2 and #5 express train subway stop at 149th and Third Avenue street is the third stop in the Bronx.



\$2,300,000

55' x 115.4'

30,000 SF
Buildable

R7-1

BOND

Contact Exclusive Agent:
Michele Gambetta
mgambetta@bondnewyork.com
646-245-9801

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CLOSE TO:

- Bronx HUB
- #2, #5 Trains
- Starbucks
- 2 large Supermarkets
- Major Banks + Credit Union
- Hardware store
- New CityBike station
- Blink gym + new YMCA
- Bronx Documentary Center
- Music Heritage Center
- Bronx Museum of The Arts



Land Features	368 E. 152 nd Street
Block/Lot	Block 2398 Lot 11
Zoning	R7-1
Lot Dimensions	55' x 115.4'
Lot SF	6,344 sq ft
Residential FAR	3.44 (21,823 SF)
Community Facility FAR	4.8 (30,451 SF)
Taxes	\$ 932 / Annually

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LAND

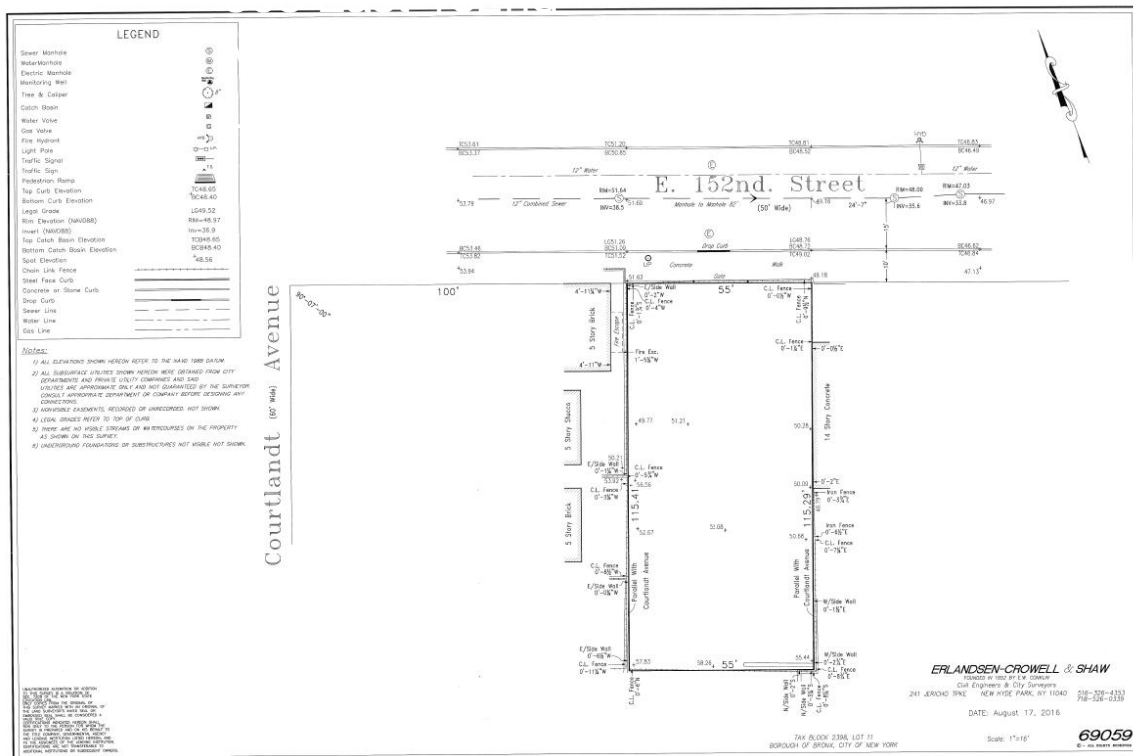
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Included in Purchase

- DOB approved architectural plans for 28 unit residential building with 8 parking spots, designed by Michael Muroff Architecture
- Land Survey
- Borings
- Phase 1 Environmental
- Title Report
- Electricity on-site.



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 MICHAEL
MUROFF
ARCHITECT

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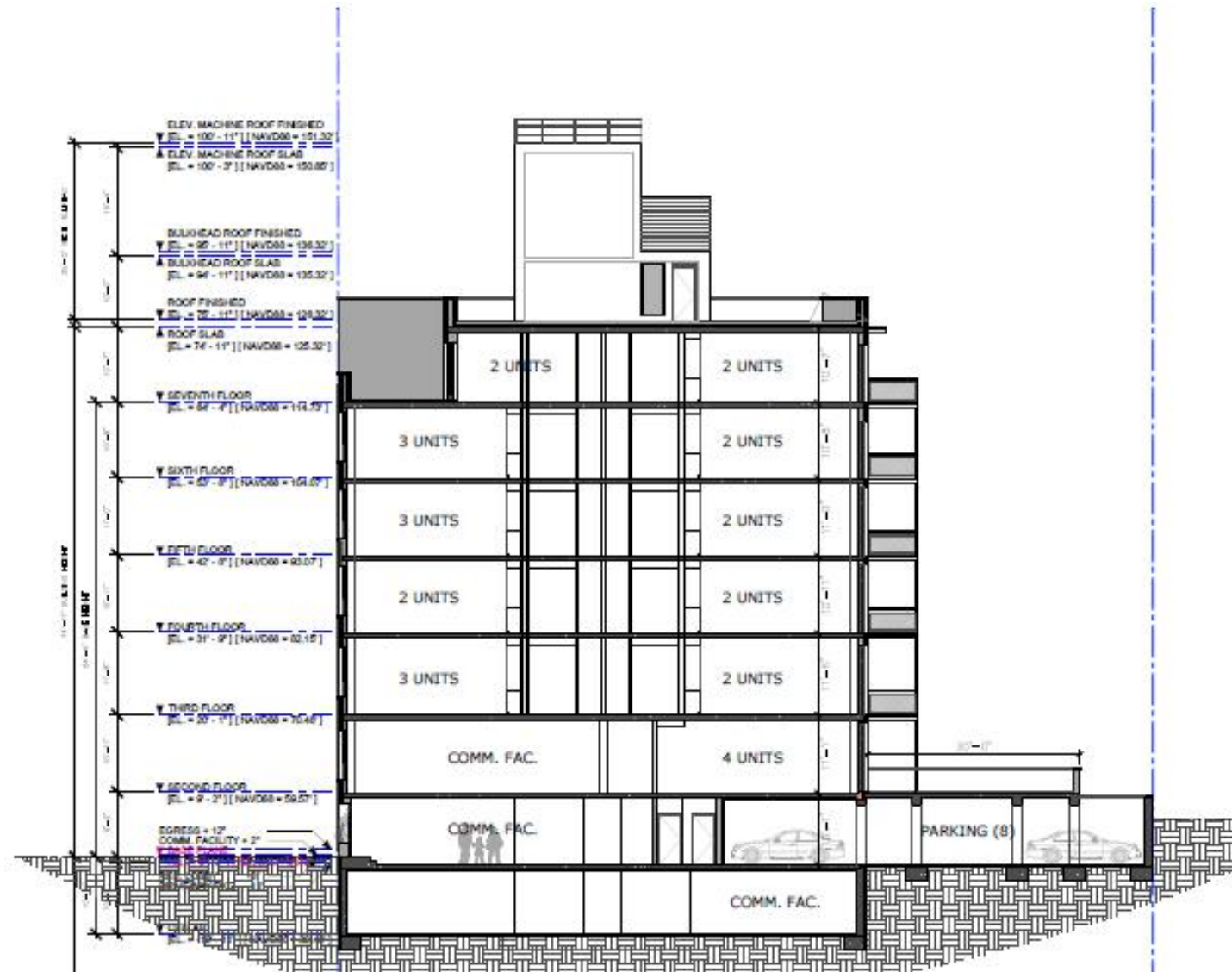


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Schematic drawings available upon request.



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