

FOR SALE

638 EAST 169TH STREET, BRONX, NY 10456

CORNER DEVELOPMENT OPPORTUNITY WITH 205' OF COMBINED FRONTAGE



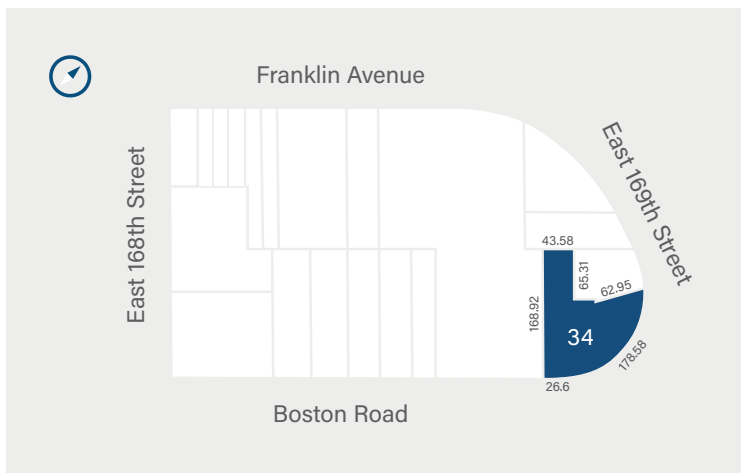
ASKING PRICE: \$7,000,000

Concourse Realty has been retained as the exclusive broker to arrange for the sale of 638 E 169th Street, a corner development opportunity with 205' of combined frontage along Boston Road and East 169th Street. The site is zoned R6, C1-4, which allows for the construction of up to 69,970 SF of community facility space, 43,731 SF of residential space, or 29,154 SF of commercial space.

There are currently thirteen (13) month-to-month commercial tenants occupying the property. One tenant has a lease that expires on 1/31/2025.

PROPERTY SUMMARY

Block	2615
Lot	34
Lot Dimensions	205.08' x 168.75'
Lot Size	14,577 SF
Building Dimensions	182.42' x 104.03'
Gross Building Size	15,582 SF
Stories	2
Units	14
Zoning	R6, C1-4
Lot SF	14,577 SF
Residential FAR	3.00
Commercial FAR	2.00
Community Facility FAR	4.80
Qualified Opportunity Zone (OZ)	Yes
Residential Buildable BSF	43,731
Commercial Buildable BSF	29,154
Community Facility BSF	69,970
Assessment 23/24 (Tax Class 4)	\$693,450
Tax Rate	10.646%
Taxes 23/24	\$73,825



Residential Buildable BSF

43,731 SF

Commercial Buildable BSF

29,154 SF

Community Facility BSF

69,970 SF

Zoning

R6, C1-4



DAVID SIMONE

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FOR SALE

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Food & Drink

- 1 AZ Deli
- 2 Back Home
- 3 Golden Krust Caribbean
- 4 French Toast
- 5 City Gourmet Deli
- 6 Xinglong chinese
- 7 Fulton Deli Grocery
- 8 Jimmy's

Retail

- 1 CTown Supermarkets
- 2 Boost Mobile
- 3 Libreria Poder y Sabiduría
- 4 Master Hardware
- 5 Family Dollar
- 6 Levin's Crosstown Supply Corporation
- 7 Kaho International Market Corp.

Retail

- 8 One Night Liquor
- 9 Best Smoke Shop
- 10 La Rosita Flower Shop
- 11 Relis & Roth Paper & Twine Co
- 12 Suga On The Block Boutique
- 13 Effortless Elegance
- 14 Supermercado

Health Care

- 1 FDNY EMS Station 26
- 2 Medi Center Pharmacy
- 3 Drug Depot Corporation
- 4 BronxCare Hospital Center CPEP
- 5 BronxCare Health System (Fulton Division)
- 6 BronxCare Special Care Center
- 7 First Health Pharmacy
- 8 Fulton Care Pharmacy

Services / Education

- 1 Author's Academy
- 2 PRB Realty Corp.
- 3 Best Way Driving School
- 4 Cross Way Driving School
- 5 Prestige Management Inc
- 6 FASHION BEAUTY SALON & SPA
- 7 Lil Busy Bee Scholars Daycare LLC
- 8 House Pet Grooming and Trainer
- 9 Phoenix Liaison Inc.
- 10 Nolasco Group Family DayCare
- 11 Nubian Hair Studio, LLC
- 12 D'Roche Beauty Salon
- 13 BARCUTS Barber Shop
- 14 NYC Autism Charter School Bronx
- 15 Urban Scholars Community School X463
- 16 New Covenant Preschool



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