

FOR SALE

638 EAST 169TH STREET, BRONX, NY 10456

CORNER DEVELOPMENT OPPORTUNITY WITH 205' OF COMBINED FRONTAGE

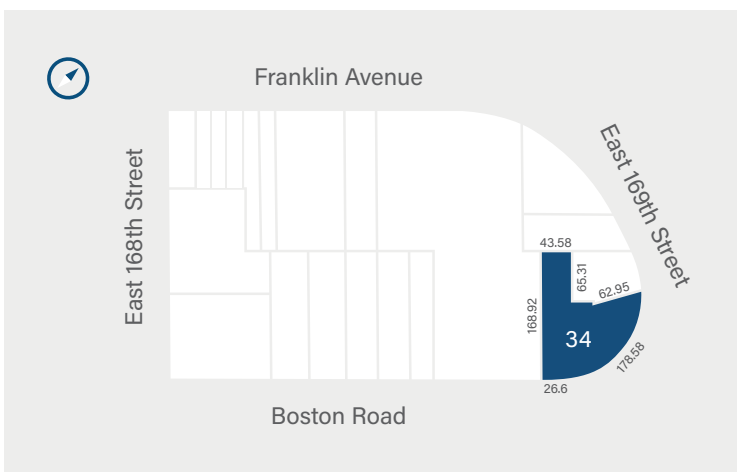


Concourse Realty has been retained as the exclusive broker to arrange for the sale of 638 E 169th Street, a corner development opportunity with 205' of combined frontage along Boston Road and East 169th Street. The site is zoned R6, C1-4, which allows for the construction of up to 69,970 SF of community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

Company Broker

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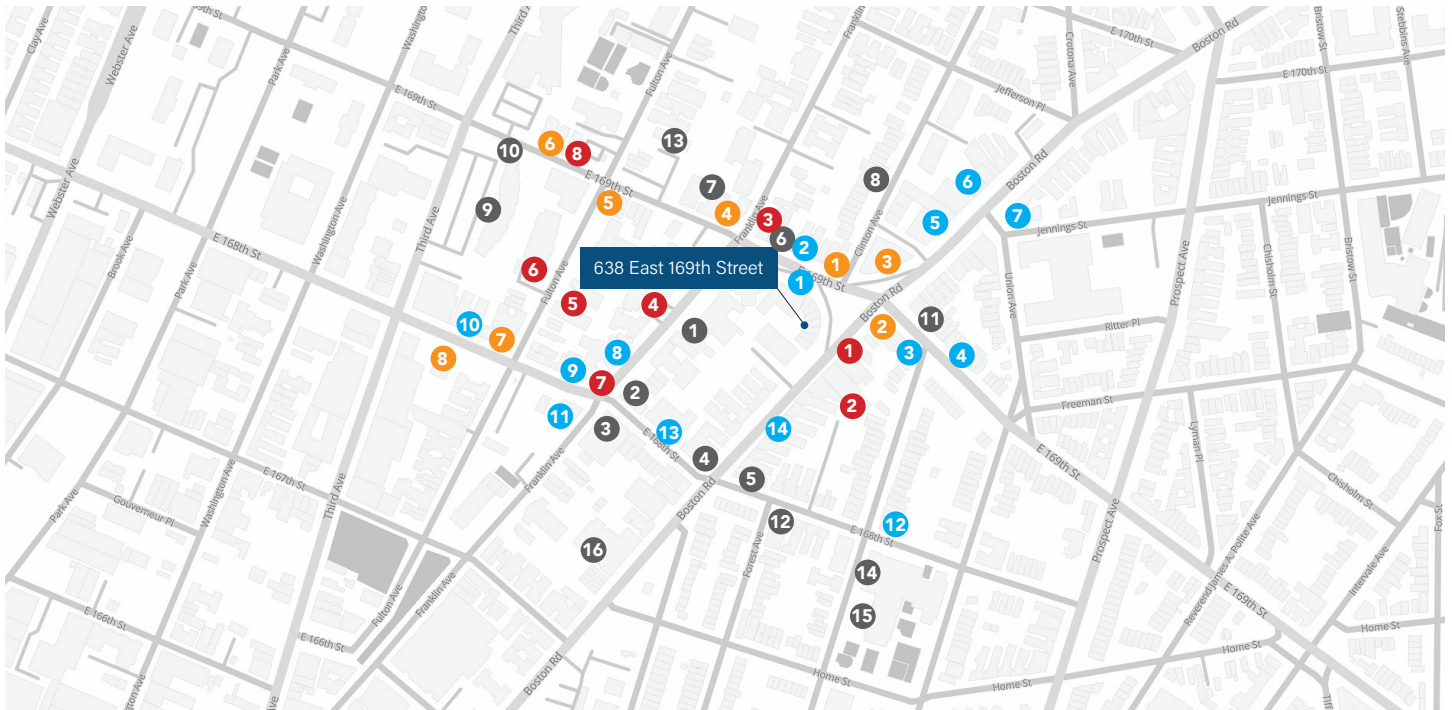
2027 Williamsbridge Road, 2nd Floor

Bronx, NY 10461

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638 EAST 169TH STREET, BRONX, NY 10456



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

- 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.

- 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

- 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

- 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'Rochy 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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