

FOR SALE

1416 FRANKLIN AVENUE, BRONX, NY 10456

Lot SF

10,390

Buildable SF Residential

22,858 SF

Buildable SF Community

49,872 SF

Location

Next to Crotona Park

Asking Price

\$ 2,200,000

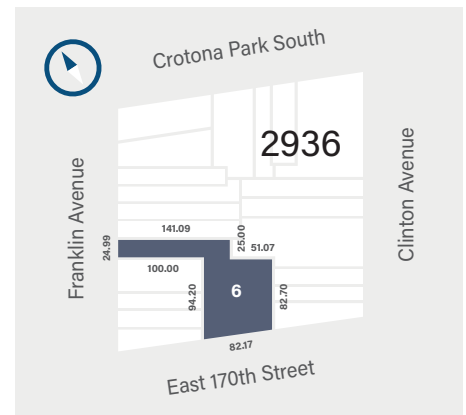
PROPERTY INFORMATION

Location	East side of Franklin Avenue between East 170th Street and Crotona Park South
Block & Lot	2936 - 6
Lot Size	82' x 75' (Irregular)
Lot SF	10,390
Zoning	R6
Residential FAR	2.2
Community Facility FAR	4.8
Buildable SF Residential	22,858
Buildable SF Community	49,872

RE TAXES

Tax Assessment	\$ 35,100
Tax Class	1B
Tax Rate	19.9630%
RE Taxes	\$ 7,007.01

Concourse Realty has been retained on an exclusive basis to arrange for the sale of 1416 Franklin Avenue, a **development site** located next to the Crotona Park in the Bronx. The subject property is **zoned R6** with a total lot area of 10,390 square feet. The site allows for the construction of approximately 22,858 square feet of residential space (as-of-right) and approximately 49,872 square feet of community facility space.



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