



**LANDAIR
PROPERTY
ADVISORS**

Bedford Park Development Site R8 Zoned – 25x117 – 21,153 BSF

217 Bedford Park Blvd, Bronx, NY 10458

Presented by:

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Partner

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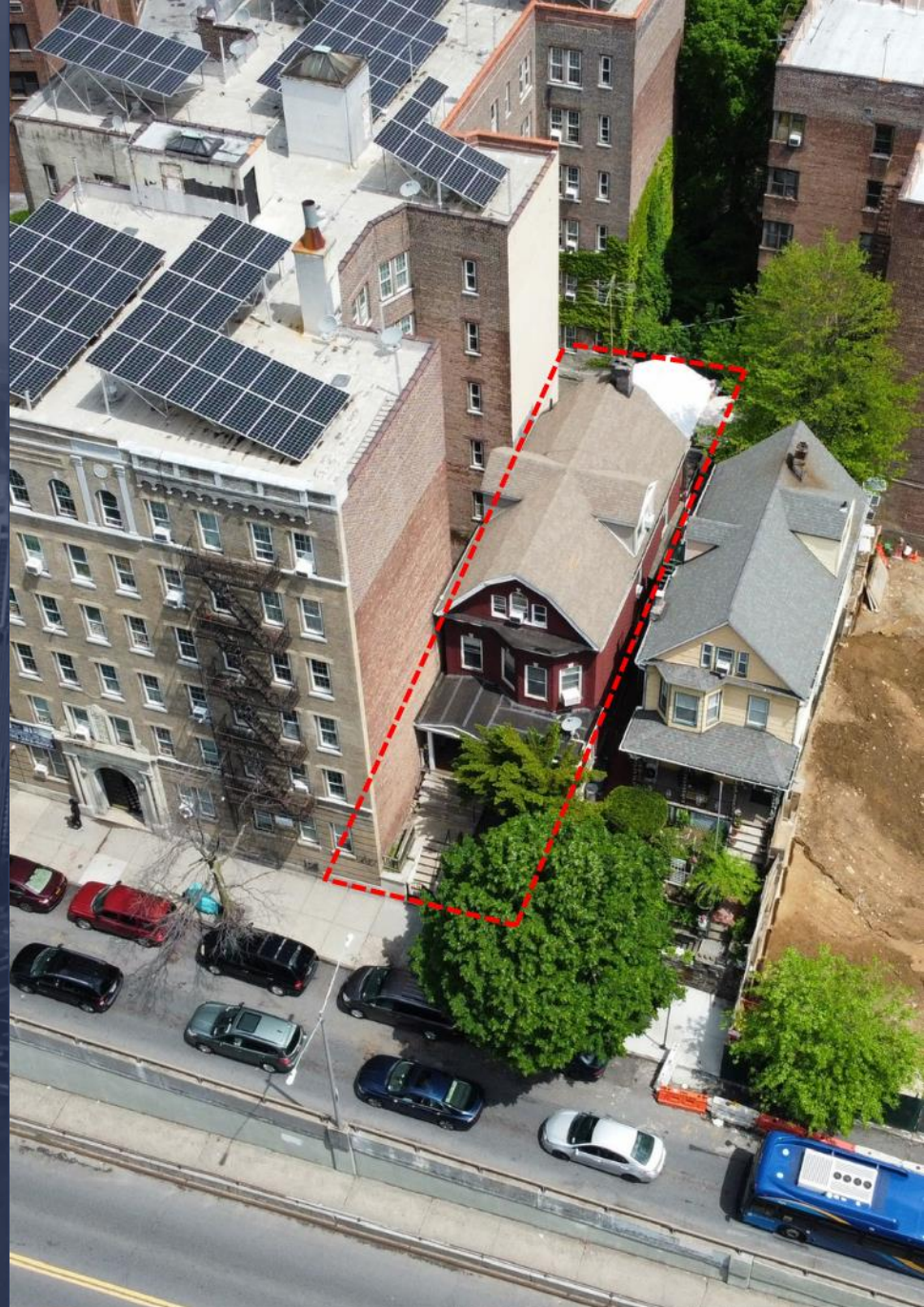
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Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

This offering presents a unique development opportunity located at 217 Bedford Park Boulevard in the Bronx. The site covers 2,938 square feet with a 25' x 118' lot dimension, providing an optimal canvas for residential development. Zoned R8 with a Floor Area Ratio of 7.2, this property supports the construction of a residential building up to 21,154 square feet.

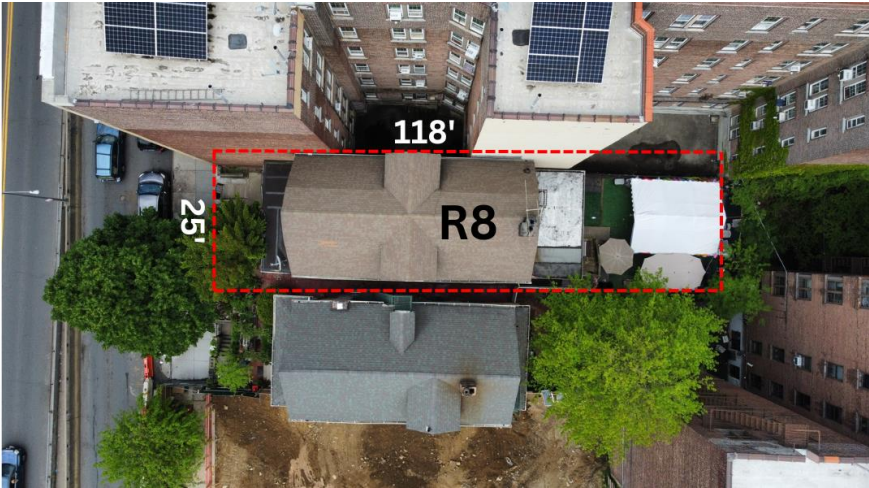
The location is a significant asset, situated just steps from the Bedford Park Boulevard Subway station, offering a 35-minute commute to Manhattan. Additionally, the property is near major retail corridors such as Grand Concourse and close to key attractions including the New York Botanical Gardens and Fordham University, enhancing the living experience for future residents.

Currently vacant, the property offers immediate development potential without the need for demolition. It also offers the possibility of expansion when combined with the neighboring lot, potentially doubling the site width to 50'.

With the recent implementation of the 485-x tax abatement under the Affordable Neighborhoods for New Yorkers program, the site is particularly appealing for rental developers. The development parameters allow for an 8-story building comprising approximately 31 units, aligning with growing demand for residential space in this area.

PROPERTY HIGHLIGHTS

- 25' x 118' development site totaling 2,938 Sq. Ft. in the Bronx
- Zoned R8 with a Floor Area Ratio of 7.2, allowing for a 21,154 Sq. Ft. residential building
- Steps away from Bedford Park Boulevard Subway with 35-minute access to Manhattan
- Proximity to major attractions like New York Botanical Gardens and Fordham University
- Potential for expansion by packaging with neighboring lot for a 50' wide site
- Benefits from the new tax abatement 485-x, Affordable Neighborhoods for New Yorkers program



OFFERING SUMMARY

Asking Price:	\$1,200,000
Lot Size:	2,938
Zoning District	R8 (Wide Street)
Residential BSF:	21,154
Price Per Buildable S.F.	\$56
Corner/Midblock:	Midblock
Street Frontage:	25.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	217 Bedford Park Blvd
Area	Bedford Park
Block/Lot	3306/52
Lot Dimensions	25x11118
Lot Sq. Ft.	2,938

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	1,963
Total Units	2

NYC FINANCIAL INFORMATION

Assessed Value	-
Tax Rate	20.085%
Gross Taxes	\$5,702

ZONING INFORMATION

Zoning District	R8
Base Floor Area Ratio (FAR)	7.2
Residential Buildable Sq. Ft.	21,154
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	6.5
Community Facility Buildable Sq. Ft.	19,097
Industrial FAR	-
Industrial Buildable Sq. Ft.	-





CERTIFICATE OF OCCUPANCY

BOROUGH BRONX

DATE: DEC 14 2004 NO. 200770433 (F)

This certificate supersedes C.O. NO

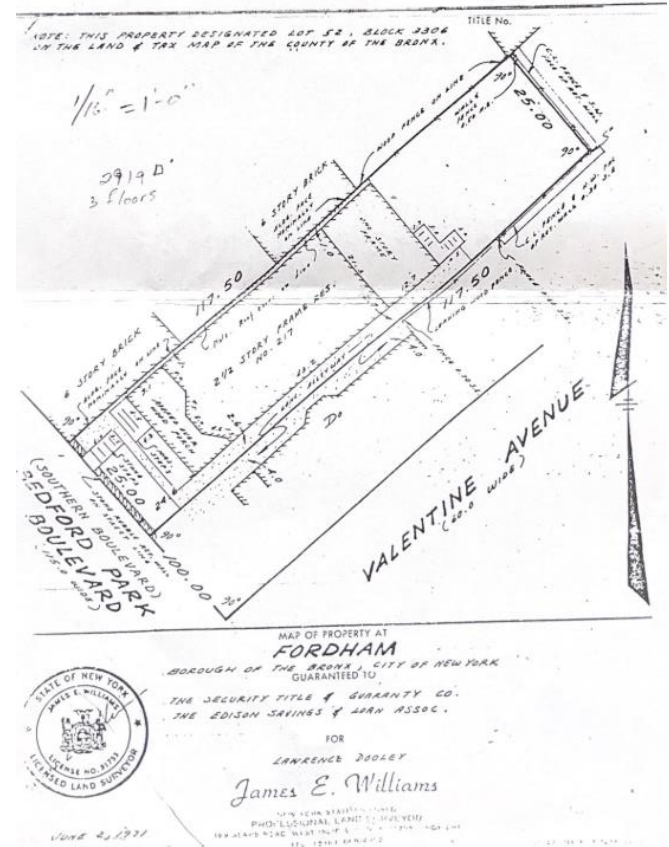
ZONING DISTRICT R-8

THIS CERTIFIES that the ~~new~~—altered—existing—building—premises located at 217 BEDFORD PARK BLVD N/S OF BEDFORD PARK BLVD, 100'00' WEST OF VALENTINE AVENUE Block 3306 Lot 52

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG				2B	RES.	BOILER RM., STORAGE.
FIRST	40		1	5	2A	RES.	DWELLING.
SECOND	40		1	3	2A	RES.	DWELLING.
ATTIC	40				2B	RES.	STORAGE.
							TOTAL: TWO (2) FAMILIES.



ADVISORY TEAM



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