



**LANDAIR
PROPERTY
ADVISORS**

50' Wide Development Site 25,000 BSF

1903 Vyse Ave, Bronx, NY 10460
1905 Vyse Ave, Bronx, NY 10460

Presented by:

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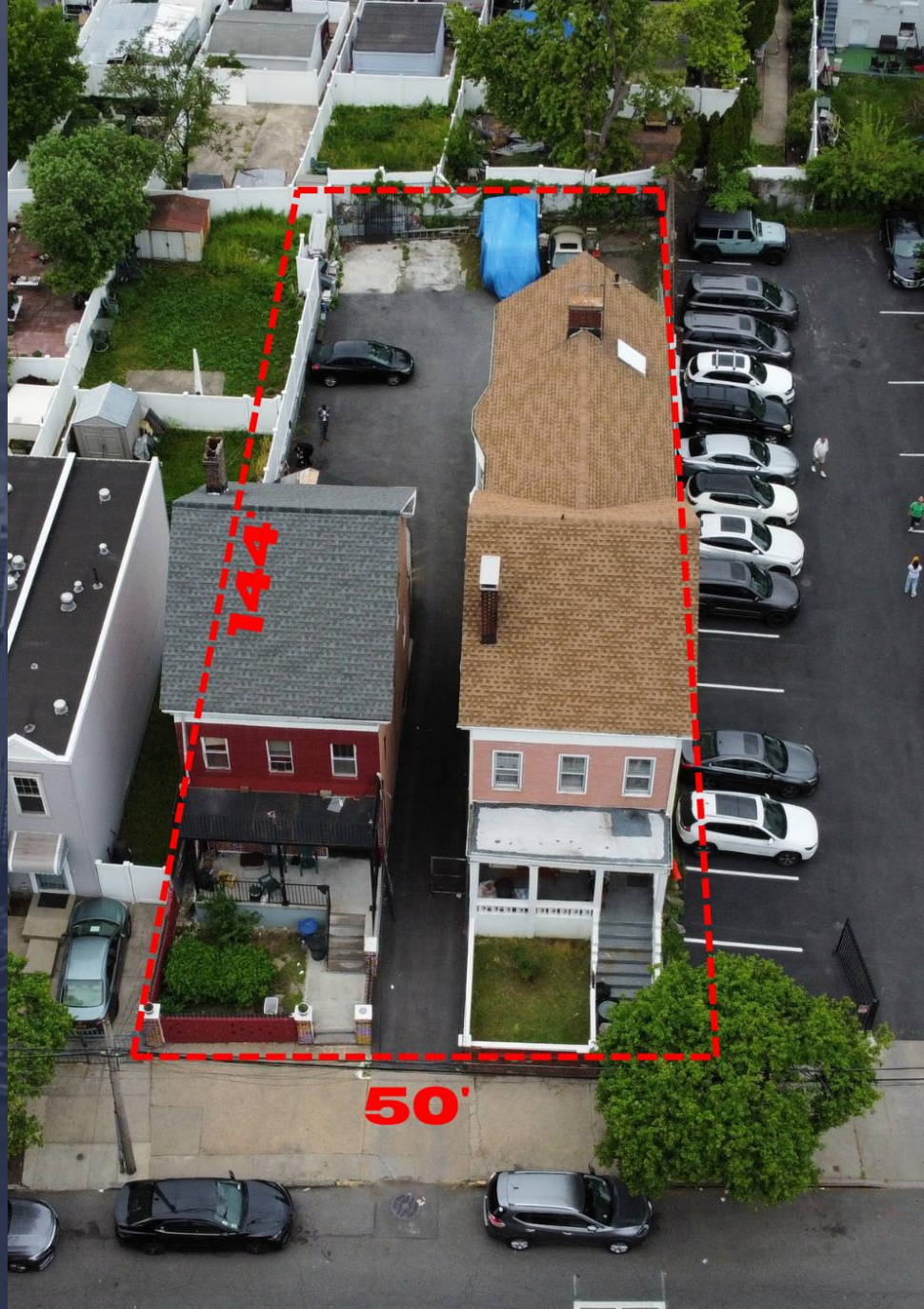
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PROPERTY SUMMARY

PROPERTY DESCRIPTION

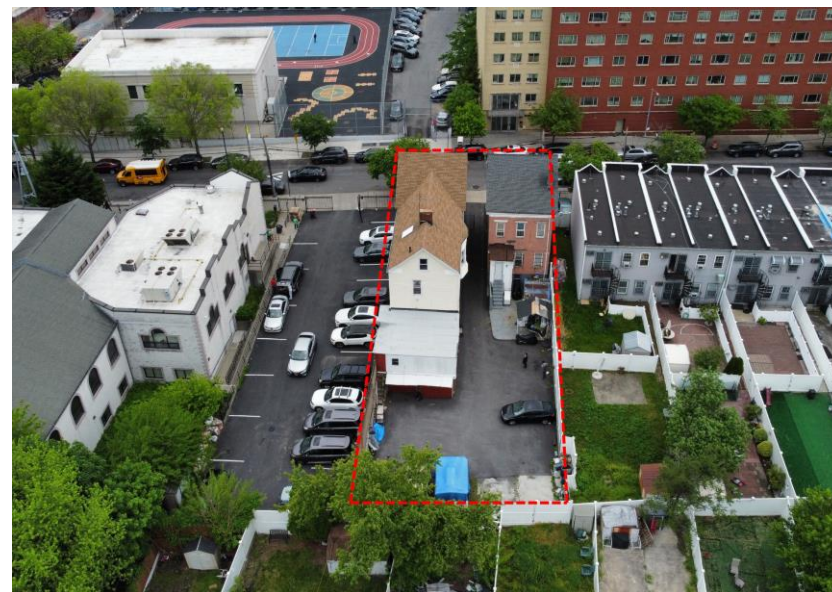
For sale are two adjacent development sites located at 1903 & 1905 Vyse Avenue in the Bronx, NY. These sites collectively offer 7,238 square feet of development potential with a combined frontage of 50 feet and a depth of 144 feet. The properties are zoned R7-1, featuring a floor area ratio (FAR) of 3.44 which allows for the construction of up to 25,000 square feet of zoning floor area (ZFA).

Strategically positioned just steps from the West Farms & Boston Road subway stop, the location ensures easy access to Manhattan within 35 minutes, enhancing commuter connectivity.

The property is primed for a residential project under the newly enacted tax abatement program, 485-x Affordable Neighborhoods for New Yorkers (ANNY), presenting an appealing opportunity for rental developers. The allowable construction can go up to an 8-story building with approximately 36 units, making it an optimal choice for maximizing residential capacity and meeting urban housing demands. This offering represents a unique investment in a rapidly developing area, poised for significant growth and profitability.

PROPERTY HIGHLIGHTS

- Two adjacent development sites at 1903 & 1905 Vyse Avenue, Bronx, NY, totaling 7,238 Sq. Ft.
- Combined lot dimensions of 50' x 144' with vacant buildings allowing immediate development
- Zoned R7-1 with a floor area ratio (FAR) of 3.44, permitting up to 25,000 Sq. Ft. of zoning floor area (ZFA)
- Located steps from the West Farms & Boston Road subway stop, providing 35-minute access to Manhattan
- Eligible for the 485-x Affordable Neighborhoods for New Yorkers (ANNY) tax abatement program
- Potential for an 8-story building comprising approximately 36 residential units



OFFERING SUMMARY

Asking Price:	\$2,250,000
Lot Size:	7,238
Zoning District	R7-1
Residential BSF:	25,000
Price Per Buildable S.F.	\$90
Corner/Midblock:	Midblock
Street Frontage:	50.00 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	1905 Vyse Avenue	1903 Vyse Ave
Area	West Farms	West Farms
Block/Lot	2992/71	2992/72
Lot Dimensions	25x144.75	25x144.75
Lot Sq. Ft.	3,619	3,619

BUILDING INFORMATION

	1905 Vyse Avenue	1903 Vyse Ave
Building Type	Residential	Residential
Building Sq. Ft.	2,624	1,248
Total Units	2	1

NYC FINANCIAL INFORMATION

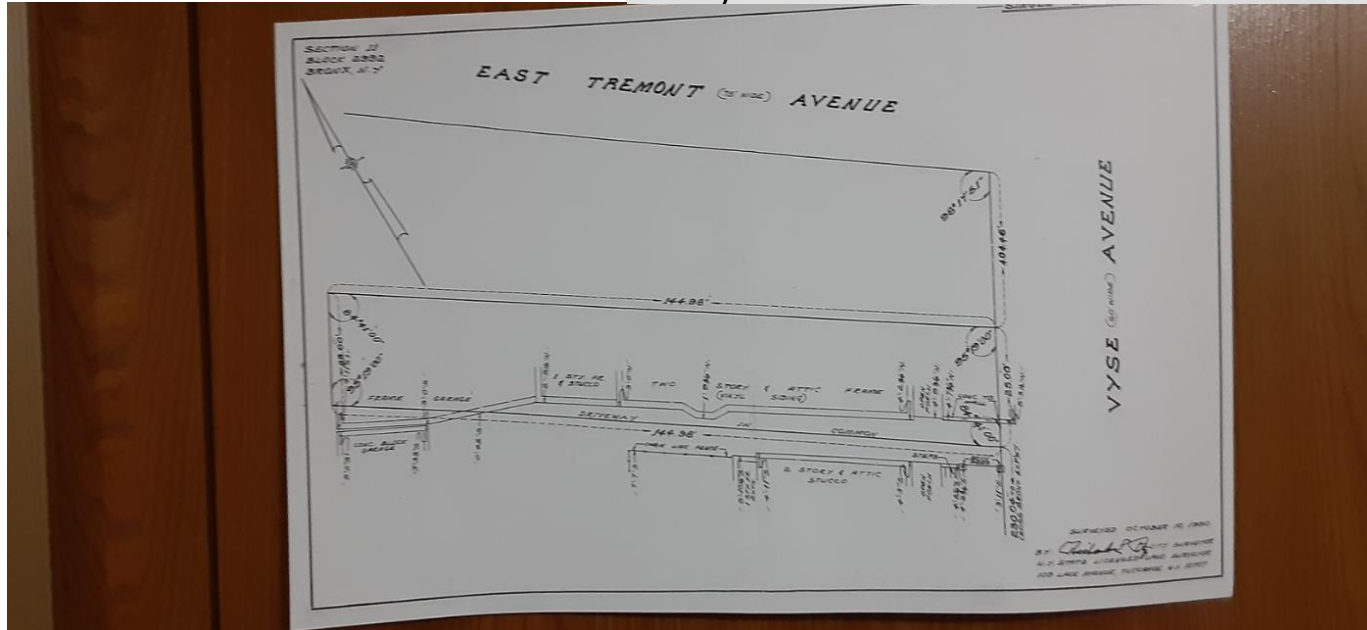
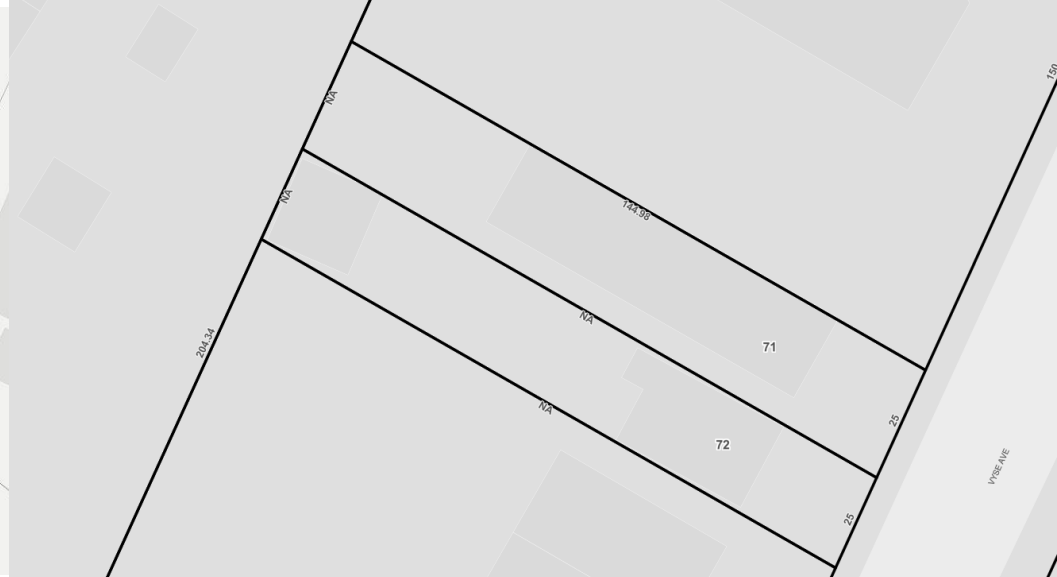
	1905 Vyse Avenue	1903 Vyse Ave
Assessed Value	\$8,580	\$10,423
Tax Rate	20.085%	20.085%
Gross Taxes	\$1,723	\$2,216

ZONING INFORMATION

	1905 Vyse Avenue	1903 Vyse Ave
Zoning District	R7-1	R7-1
Base Floor Area Ratio (FAR)	3.44	3.44
Residential Buildable Sq. Ft.	12,500	12,500
Commercial FAR	-	-
Commercial Buildable Sq. Ft.	-	-
Inclusionary FAR	-	-
Inclusionary Buildable Sq. Ft.	-	-
Community Facility FAR	4.8	4.8
Community Facility Buildable Sq. Ft.	17,371	17,371
Industrial FAR	-	-
Industrial Buildable Sq. Ft.	-	-



SITE PLANS & SURVEY



ADVISORY TEAM



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