



**LANDAIR  
PROPERTY  
ADVISORS**

## **Corner Development Site 32,564 Buildable Sq. Ft. in Belmont**

2 Wade Sq, Bronx, NY 10457  
2165 ARTHUR AVENUE  
2167 ARTHUR AVENUE

***Presented By:***

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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Fantastic development opportunity at 2 Wade Sq in the heart of Belmont, Bronx. This corner lot is comprised of (1+2) development sites totaling 8,755 Sq. Ft. with lot dimensions of 47x194. Zoned R7-1, this property allows for a 32,565 Sq. Ft. residential building. Belmont is a vibrant neighborhood with a growing demand for residential properties. The real estate market in Belmont offers great potential for developers looking to capitalize on the area's growth. Don't miss out on this prime investment opportunity.

## PROPERTY HIGHLIGHTS

- Lot Dimensions 47x194
- Development Opportunity 32,565 Buildable Sq. Ft
- Growing Belmont market, right by Quarry Ballfields.
- Zoned R7-1



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,600,000</b>
Lot Size:	8,755
Zoning District	R7-1
Residential BSF:	32,565
Commercial BSF:	0
Price Per Buildable S.F.	\$0
Corner/Midblock:	Corner
Street Frontage:	46.50 ft
Tenancy:	Vacant



# PROPERTY DETAILS

## PROPERTY INFORMATION

	2167 ARTHUR AVENUE	2165 ARTHUR AVENUE	2 Wade Sq
Area	Belmont	Belmont	Belmont
Block/Lot	3063/169	3063/170	3063/146
Lot Dimensions	20x95	27x94	47x94
Lot Sq. Ft.	1,893	2,491	4,371

## BUILDING INFORMATION

	2167 ARTHUR AVENUE	2165 ARTHUR AVENUE	2 Wade Sq
Building Type	Residential	Residential	Residential
Building Sq. Ft.	1,320	1,320	1,999
Total Units	1	1	1

## NYC FINANCIAL INFORMATION

	2167 ARTHUR AVENUE	2165 ARTHUR AVENUE	2 Wade Sq
Assessed Value	-	-	-
Tax Rate			20.085%
Gross Taxes			\$14,611

## ZONING INFORMATION

	2167 ARTHUR AVENUE	2165 ARTHUR AVENUE	2 Wade Sq
Zoning District	R7-1	R7-1	R7-1
Base Floor Area Ratio (FAR)	3.44	3.44	4
Residential Buildable Sq. Ft.	6,512	8,569	17,484
Commercial FAR	-	-	-
Commercial Buildable Sq. Ft.	-	-	-
Inclusionary FAR	-	-	-
Inclusionary Buildable Sq. Ft.	-	-	-
Community Facility FAR	4.8	4.8	4.8
Community Facility Buildable Sq. Ft.	90,860	11,957	20,981
Industrial FAR	-	-	-
Industrial Buildable Sq. Ft.	-	-	-





# ADVISORY TEAM

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