

**DEVELOPMENT SITE
FOR SALE**

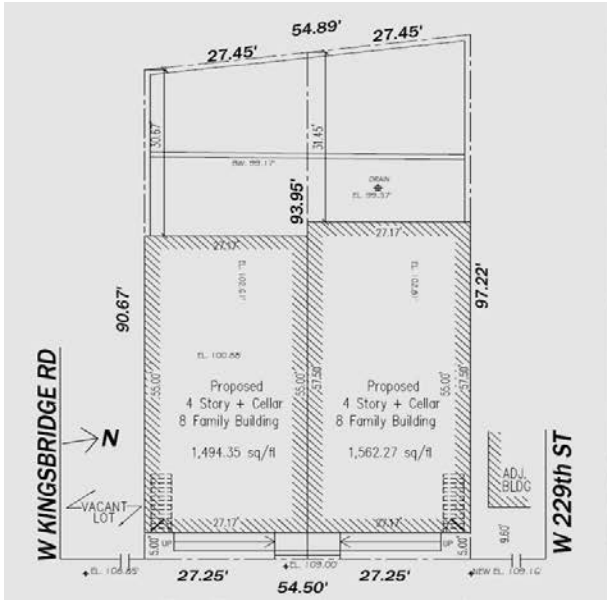
50' x 92' Site

**Asking
\$1.2M**

**\$93
/BSF**



54.5' of Frontage With Over 12.8K Buildable or Over 25K With A Community Facility on Kingsbridge Terrace In The Bronx



2731 Kingsbridge Ter, Bronx, NY 10463 (Parcel #: 03256-0115)

Team Lala of RM Friedland presents a unique chance to build a 12,847 SF residential building (or over 25K SF with a community facility) on the west side of Kingsbridge Terrace north of West Kingsbridge Road in the Bronx.

The subject property consists a 3-family home on a parcel totaling 5,287 square feet and with 54.5 feet of frontage.

The subject site is proximate to the MTA #1 Train Station at Broadway and the Marble Hill Metro North Station.

***Can be sold with 385 & 389 East 198th Street**

**Build a 12,847 SF
Multifamily Building**

**Near the MTA #1 Train Station
on Broadway & West 225th**

R6 Zone

CONTACT EXCLUSIVE AGENTS



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All information contained herein is based upon information which we consider reliable, but because it has been supplied by 3rd parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, whether express or implied. RM Friedland LLC and its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You & your advisors should conduct a careful, independent examination of any property to determine to your satisfaction it's suitability to your needs.

Property Information



2731 Kingsbridge Terr

• LOCATION

Address	2731 Kingsbridge Ter
City/Boro	Bronx
State	NY
Zip Code	10463
Parcel Number	03256-0115
Area	Kingsbridge Heights - Jerome Park

• PARCEL & ZONING

Parcel Count	1
Dimensions	54.42 ft x 97.17 ft
SF (Approx)	5,287
Zoning	R6
Floor Area Ratio	2.43 - 4.80 CF
Maximum Buildable SF	12,847 - 25,378
Air Rights	10,355 - 22,886

• Est. RE TAX 20/21

Assessed Value	\$30,812
Estimated Rate	21.167%
Estimated Tax Expense	\$6,522

• BUILDING INFORMATION

# of Buildings	1
Dimensions	26 ft x 40 ft
Stories	2
Year Built	1930
Year Last Altered	2014
Building Class	Three Families (C0)

• SQUARE FEET (EST.)

Gross Building Area	2,492
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2731 Kingsbridge Ter



TAX LOT | BBL 2032560115

2731 KINGSBRIDGE TERRACE, 10463

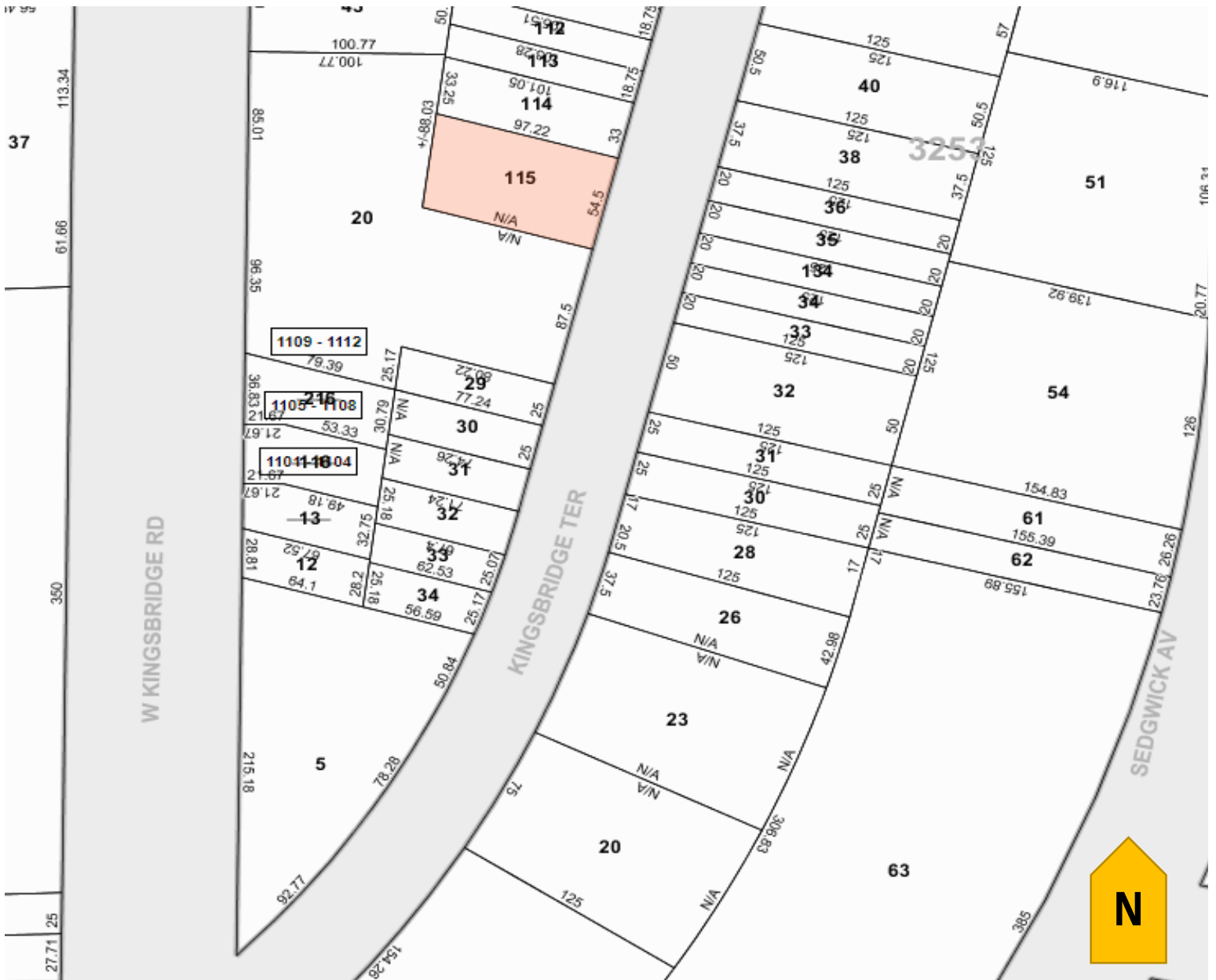
Bronx (Borough 2) | Block 3256 | Lot 115

Zoning District: R6

INTERSECTING MAP LAYERS :

Transit Zone

FRESH Zone



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R6 Regulations

Height Factor Regulations

Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The **floor area ratio** (FAR) in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the **open space ratio** (OSR) ranges from 27.5 to 37.5. Generally, the more open space, the taller the building. In the diagram, for example, 81% of the **zoning lot** with the 13-story building is required to be open space (2.43 FAR × 33.5 OSR). Thus, the maximum floor area ratio is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no height limits for height factor buildings although they must be set within a **sky exposure plane** which begins at a height of 60 feet above the **street line** and then slopes inward over the **zoning lot**.

Off-street parking is generally required for 70 percent of a building's dwelling units, but requirements are lower for **income-restricted housing units** (IRHU) and are further modified in certain areas, such as within the **Transit Zone** and the **Manhattan Core**, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

Medium-Density Non-Contextual Residence District

R6		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking	
		max.	range			Basic	IRHU
Height Factor	Basic	0.78-2.43	27.50-37.50	Starts at 60 ft	680	70% of DU	25% of IRHU

Medium-Density Non-Contextual Residence District

R6 QH		Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage		FAR max.	Base Height min.-max.	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking	
					Corner	Other Lot max.						Basic	IRHU
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%	60%	2.20	30-45 ft	55 ft	n/a	680	50% of DU	25% of IRHU
	Wide Street					65%	3.00	40-65 ft	70 (75) ft	n/a (7)			
Inclusionary	Narrow Street					60%	2.42	40-65 ft	115 ft	11			
	Wide Street					3.60							

Team Lala of RM Friedland

20+ Year Track Record

\$1.5B+ In Total Sales



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