

**GROUND LEASE OFFERING**

**Norwood Bronx**

**150' x 100' Lot**

**Across The Street From Montefiore Hospital**



**With Up to 72,000 BSF, Develop Or Convert A 150' x 100' Parcel Located Across The Street From Montefiore Hospital on E210th & Bainbridge**



**170 E 210th St, Bronx, NY 10467 (Parcel #: 03343-0326)**

RM Friedland is pleased to present this ground lease offering to develop or convert a 150 ft by 100 ft parcel located just across the street from Montefiore Hospital's main campus on the southeast corner of East 210th Street and Bainbridge Avenue.

The subject is zoned R7-1 on a wide street and consists one parcels totaling 15,000 Lot SF and current improvements includes a vacant four story institutional home totaling 27,000 square feet.

Future tenants will enjoy living near a bustling retail corridor extending along East Gun Hill Road and Jerome Avenue. and convenient transportation with MTA #4 Train Stations located at Jerome Avenue and Mosholu Parkway as well as Jerome Avenue and Bainbridge Avenue.

**This opportunity can be explored as a package deal which would include 3515-19 Bainbridge Avenue (\*Labeled Alternate Site in picture). Inquire for details.**

R7-1 Wide Zoning

4.00 - 4.80 CF FAR

27,000 Existing Building SF

60,000 - 72,000 Total Buildable SF

33,000 - 45,000 SF of Air Rights

**FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**



Marco Lala • 914.380.3806  
mlala@rmfriedland.com



Chris O'Callaghan • 914.278.6468  
cocallaghan@rmfriedland.com



David Raciti • 914.775.7322  
draciti@rmfriedland.com



Jack Lala • 914.363.7903  
jlala@rmfriedland.com



COMMERCIAL REAL ESTATE SERVICES

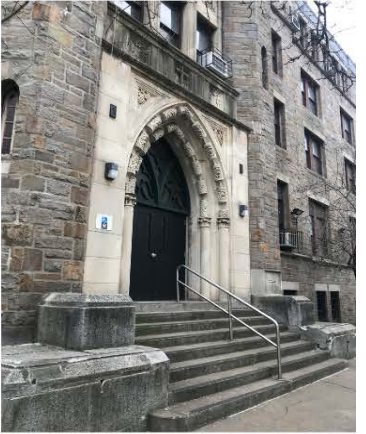
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com



Michelle Lala • 914.861.3183  
mplala@rmfriedland.com

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# 170 E 210th St, Bronx, NY 10467



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# 170 E 210th St, Bronx, NY 10467



TAX LOT | BBL 2033430326

**170 EAST 210 STREET, 10467**

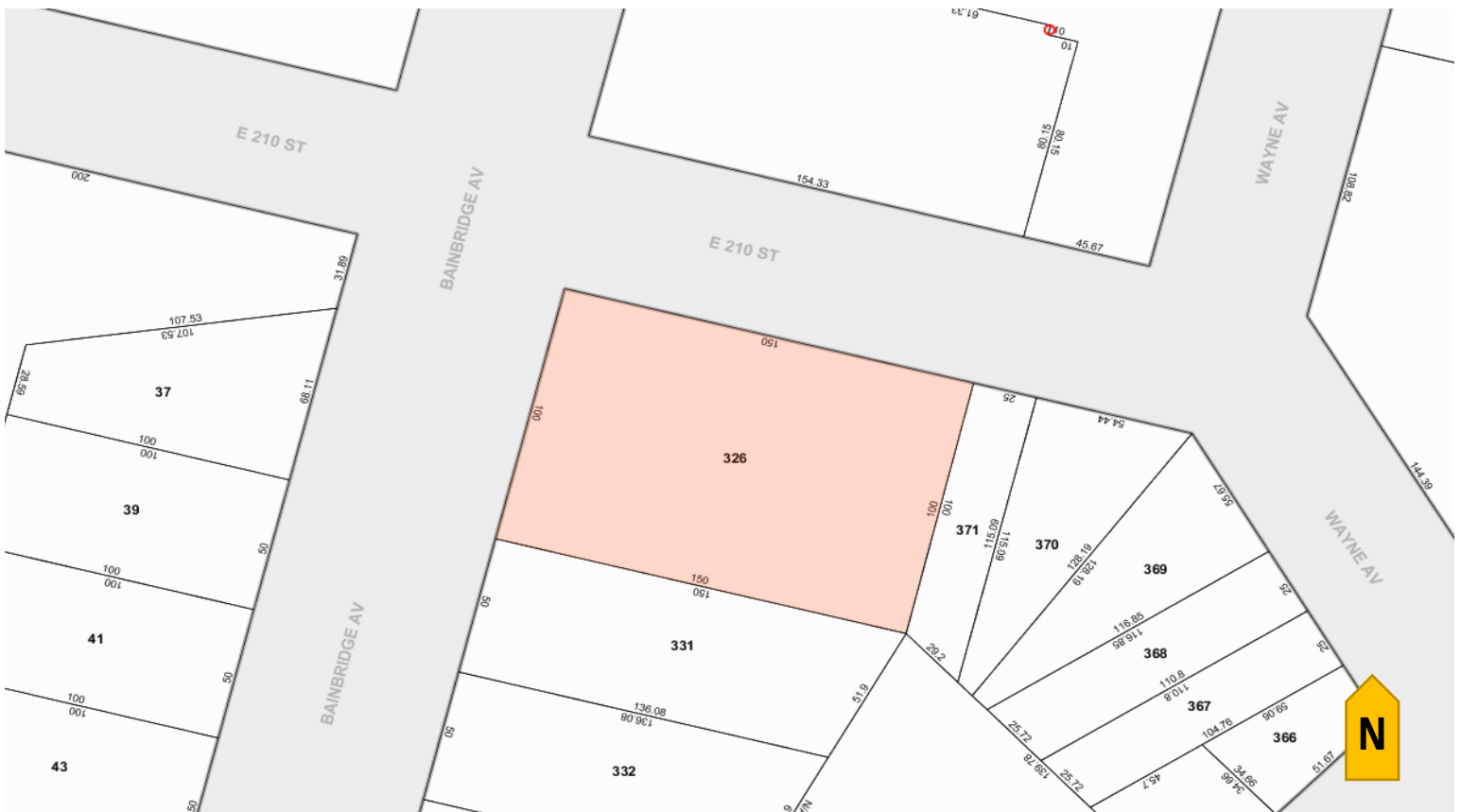
Bronx (Borough 2) | Block 3343 | Lot 326



**Zoning District:** R7-1

INTERSECTING MAP LAYERS ⓘ :

- 📍 Transit Zone
- 📍 FRESH Zone



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**Property Information - Potential Package Deal**

**3515-19 Bainbridge**  
**Shown Combined**

	3515 & 3519 Bainbridge	170 E210th	Package
<b>• LOCATION</b>			
Address	3515-19 Bainbridge Avenue	170 E 210th St	3 Parcels
City/Boro	Bronx	Bronx	Bronx
State	NY	NY	NY
Zip Code	10467	10467	10467
Parcel Number	03328-60 & 120	03343-0326	
Area	Norwood	Norwood	
<b>• PARCEL &amp; ZONING</b>			
Parcel Count	2	1	3
Dimensions	220.42 ft x 105.15'	150 ft x 100 ft	
SF (Approx)	23,100	15,000	38,100
Zoning	R7-1 Wide, C1-3, OZ	R7-1 Wide	-
Floor Area Ratio	4.00 - 4.80 CF	4.00 - 4.80 CF	
Maximum Buildable SF	92,400 - 110,880	60,000 - 72,000	152,400 - 182,880
Air Rights	65,973 - 84,453	33,000 - 45,000	98,973 - 129,453
<b>• RE TAX - 20/21</b>			
Assessed Value	\$1,806,030	\$1,965,510	\$3,771,540
Estimated Rate	10.537%	10.537%	10.537%
True/Full Tax	\$190,301	\$207,106	\$397,407
Abatements/Fees	\$0	\$0	\$0
Note	Not Applied	Not Applied	-
Estimated Tax Expense	\$190,301	\$207,106	\$397,407
<b>• Est. RE TAX 21/22</b>			
Tentative Assessed Value	\$1,588,050	\$1,728,450	\$3,316,500
Estimated Rate	10.694%	10.694%	10.694%
True/Full Tax	\$169,826	\$184,840	\$354,666
Abatements/Fees	\$0	\$0	\$0
Note	Not Applied	Not Applied	
Estimated Tax Expense	\$169,826	\$184,840	\$354,666
<b>• BUILDING INFORMATION</b>			
# of Buildings	2	1	3
Dimensions	75 ft x 95 ft & 25 ft x 55 ft	135 ft x 50 ft	
Stories	3 & 4	4	
Building Class	School - W2 & Rectory - M3	Asylum - N9	
<b>• SQUARE FEET (EST.)</b>			
Gross Building Area	26,427	27,000	53,427

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**Property Information - Potential Package Deal****Parcel by Parcel**

	3515 Bainbridge	3519 Bainbridge	170 E210th	Package
<b>• LOCATION</b>				
Address	3515 Bainbridge Ave	3519 Bainbridge Ave	170 E 210th St	3 Parcels
City/Boro	Bronx	Bronx	Bronx	Bronx
State	NY	NY	NY	NY
Zip Code	10467	10467	10467	10467
Parcel Number	03328-0060	03328-0120	03343-0326	
Area	Norwood	Norwood	Norwood	
Alternate Address	3501-3507	-	-	

<b>• PARCEL &amp; ZONING</b>				
Parcel Count	1	1	1	3
Dimensions	190.42 ft x 105.15 ft	30 ft x 65 ft	150 ft x 100 ft	
SF (Approx)	21,150	1,950	15,000	38,100
Zoning	R7-1 Wide, C1-3, OZ	R7-1 Wide, OZ	R7-1 Wide	-
Floor Area Ratio	4.00 - 4.80 CF	4.00 - 4.80 CF	4.00 - 4.80 CF	
Maximum Buildable SF	84,600 - 101,520	7,800 - 9,360	60,000 - 72,000	152,400 - 182,880
Air Rights	63,225 - 80,145	2,748 - 4,308	33,000 - 45,000	98,973 - 129,453

<b>• RE TAX - 20/21</b>				
Assessed Value	\$1,543,590	\$262,440	\$1,965,510	\$3,771,540
Estimated Rate	10.537%	10.537%	10.537%	10.537%
True/Full Tax	\$162,648	\$27,653	\$207,106	\$397,407
Abatements/Fees	\$0	\$0	\$0	\$0
Note	Not Applied	Not Applied	Not Applied	-
Estimated Tax Expense	\$162,648	\$27,653	\$207,106	\$397,407

<b>• Est. RE TAX 21/22</b>				
Tentative Assessed Value	\$1,357,200	\$230,850	\$1,728,450	\$3,316,500
Estimated Rate	10.694%	10.694%	10.694%	10.694%
True/Full Tax	\$145,139	\$24,687	\$184,840	\$354,666
Abatements/Fees	\$0	\$0	\$0	\$0
Note	Not Applied	Not Applied	Not Applied	
Estimated Tax Expense	\$145,139	\$24,687	\$184,840	\$354,666

<b>• BUILDING INFORMATION</b>				
# of Buildings	1	1	1	3
Dimensions	75 ft x 95 ft	25 ft x 55 ft	135 ft x 50 ft	
Stories	3	4	4	
Building Class	School - W2	Rectory - M3	Asylum - N9	

<b>• SQUARE FEET (EST.)</b>				
Gross Building Area	21,375	5,052	27,000	53,427

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