

For Sale

**MIXED-USE BRONX
DEVELOPMENT SITE****LARGE
CORNER
SITE****ASKING
\$6,050,000****PRICE / BSF
\$90****Artist
Rendering**

67,000 BUILDABLE SF MIXED-USE DEVELOPMENT SITE ON A CORNER LOT WITH 263 FEET OF COMBINED FRONTAGE ALONG SOUTHERN BOULEVARD

458 Southern Boulevard, The Bronx - Presenting the opportunity to acquire this 67,000 BSF development site located in the Mott Haven section of The Bronx. The property consists of an approximately 16,746-square-foot parcel with combined 263 feet of corner frontage. The site is improved with a one-story, approximately 1,560-square-foot vacant commercial building constructed in the 1940s.

The property is split-zoned, with an estimated 50% of the site located within an R7X MIH district with a C1-4 commercial overlay and the remaining approximately 50% located within an M1-2 district. Based on this zoning configuration, the site offers an estimated maximum buildable area of approximately 67,000 square feet.

The property offers convenient access to public transportation, with the East 149th Street and East 143rd Street–St. Mary's Street stations on the 6 subway line approximately 0.2 miles away. The Bx19 bus also provides service along Southern Boulevard, connecting the area with additional destinations throughout The Bronx and Upper Manhattan.

The surrounding neighborhood offers a variety of shopping, dining, healthcare and recreational amenities. Nearby destinations include local supermarkets and grocery stores along Southern Boulevard, Southern Pizza II, Boca Pharmacy on Willis Avenue, St. Mary's Park and NYC Health + Hospitals/Lincoln.

Lot Size:
16,746 SF

Split Zoning:
R7X MIH, C1-4, M1-2

Blended FAR:
4.0 (3 UAP + 1 IND)

Buildable SF:
66,984 SF

Est Tax Bill:
\$54,633

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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458 Southern Boulevard



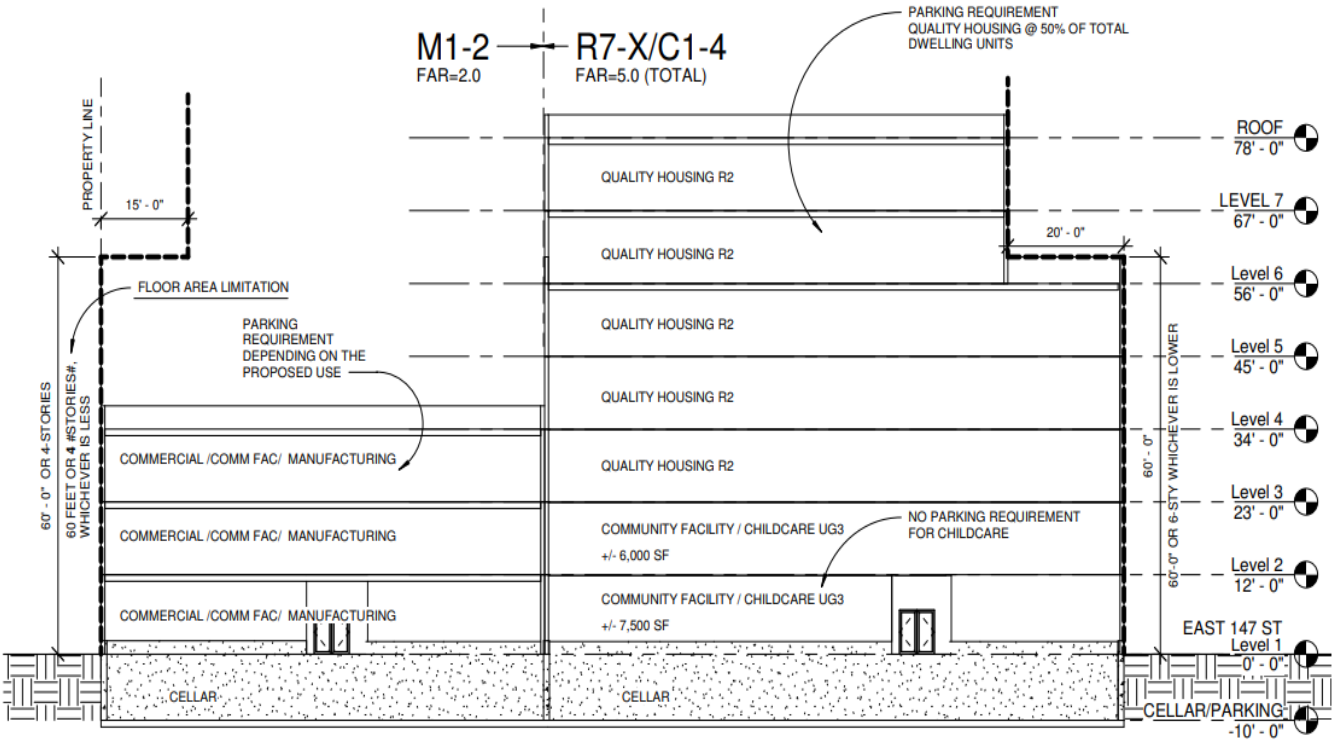
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458 Southern Boulevard

Architect's Zoning & Lot Analysis



① SCHEMATIC BLDG SECTION
1/16" = 1'-0"



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