

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

We estimated that split zoning places approximately half the site in R7X MIH/C1-4 and half in M1-2. Applying the full 6.0 residential FAR to the 50% R7X portion contributes 3.0 FAR, while applying the full 2.0 commercial/manufacturing FAR to the 50% M1-2 portion contributes 1.0 FAR. Together, these produce a blended 4.0 FAR and approximately 67,000 BSF. Permitted uses include residential and retail within R7X/C1-4, and retail, office, outpatient medical and light-industrial uses within M1-2.

The property offers convenient access to public transportation. The East 149th Street and East 143rd Street-St. Mary's Street subway stations are steps away and the Bx19 bus also provides service along Southern Boulevard.

The surrounding neighborhood offers a variety of shopping, dining, healthcare and recreational amenities. Nearby destinations include 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**LALA REALTY GROUP**

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458 Southern Boulevard



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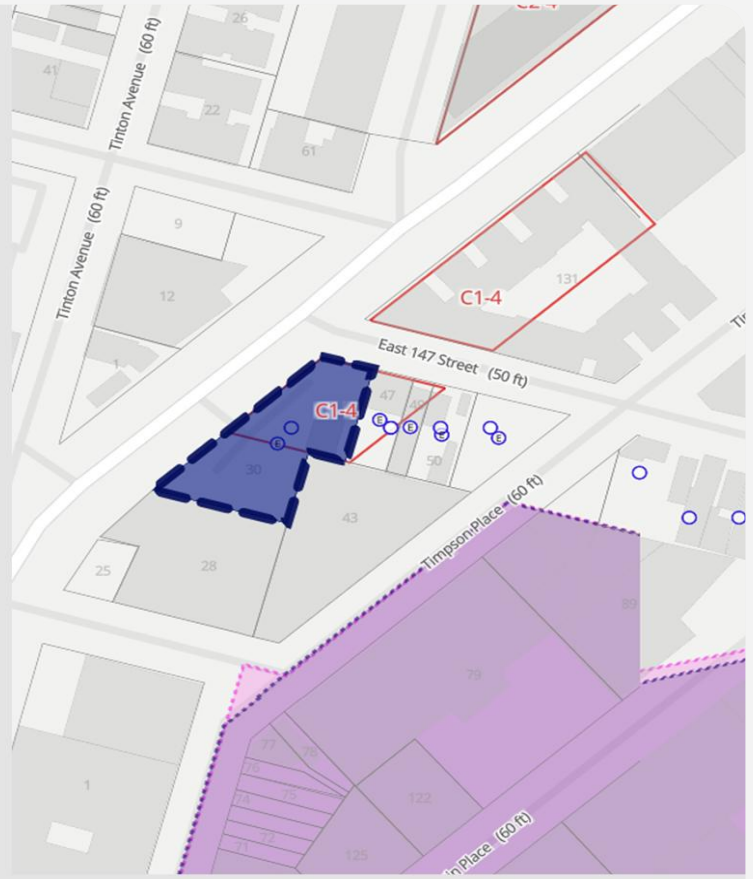
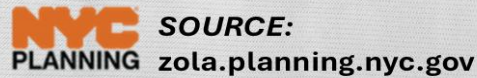


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Lot 30

R7X / M1-2 / C1-4

Appendix I

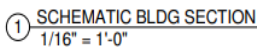


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1. **Identify the subject and predicate.**
 2. **Identify the main clause and any subordinate clauses.**
 3. **Identify the tense and voice of the verb.**
 4. **Identify the mood and tone of the sentence.**
 5. **Identify the style and register of the sentence.**



M1-2 Allowed Uses

Use group	Description	M1-2 status
I	Agriculture and open uses	☐ Mostly permitted
II	Residences	✗ Generally not permitted
III(A)	Community facilities with sleeping accommodations	✗ Generally not permitted
III(B)	Community facilities without sleeping accommodations, including certain medical facilities	☐ Permitted with limitations
IV(A)	Public-service facilities	☑ Permitted
IV(B)	Infrastructure	☐ Mostly permitted
IV(C)	Renewable energy	☑ Permitted
V	Hotels and transient accommodations	☐ Limited or special approval
VI(A)	Retail	☐ Mostly permitted
VI(B)	Services	☑ Permitted
VII	Offices and laboratories, including certain medical offices	☑ Permitted
VIII	Recreation, entertainment and assembly	☐ Mostly permitted
IX(A)	General storage	☐ Mostly permitted
IX(B)	Specialized storage	☑ Permitted
IX(C)	Vehicle storage	☑ Permitted
X	Production and manufacturing	☑ Permitted

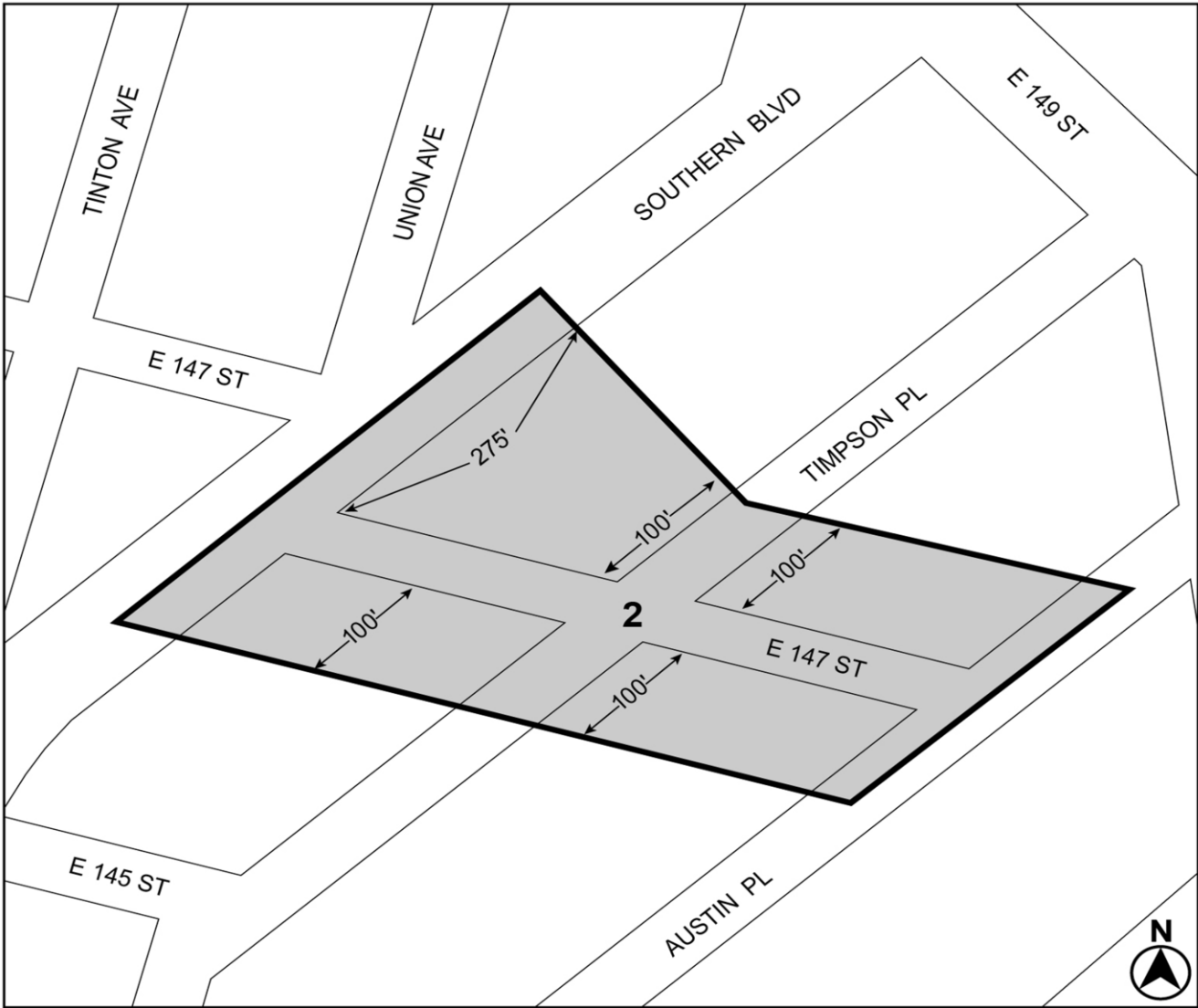
Some M1-2 permitted uses

- **Medical:** Outpatient medical offices, clinics and ambulatory diagnostic or treatment facilities are generally permitted, subject to applicable licensing. Patients may not be admitted overnight. ***<https://zr.planning.nyc.gov/article-iv/chapter-2/42-131>
<https://zr.planning.nyc.gov/article-iv/chapter-2/42-132>
<https://zr.planning.nyc.gov/article-iv/chapter-2/42-17>
- **Retail and office:** Most retail, service, professional-office and laboratory uses are permitted. ***<https://zr.planning.nyc.gov/article-iv/chapter-2/42-161>
<https://zr.planning.nyc.gov/article-iv/chapter-2/42-17>
- **Industrial:** Permitted uses include warehousing, repair, food production, printing, woodworking, furniture, apparel, pharmaceuticals, medical equipment, metal fabrication, machinery and electronics, subject to M1 performance standards. ***<https://zr.planning.nyc.gov/article-iv/chapter-2/42-19>
<https://zr.planning.nyc.gov/article-iv/chapter-2/42-201>
<https://zr.planning.nyc.gov/article-iv/chapter-2/42-40>

MIH Options for Southern Blvd.

Source

[https://zr.planning.nyc.gov/appendix-f-mandatory-inclusionary-housing-areas-and-former-inclusionary-housing-designated-areas-2#:~:text=Map%203%20%E2%80%93%20\(10%2F27%2F16\)](https://zr.planning.nyc.gov/appendix-f-mandatory-inclusionary-housing-areas-and-former-inclusionary-housing-designated-areas-2#:~:text=Map%203%20%E2%80%93%20(10%2F27%2F16))



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area 2 – 10/27/16 MIH Program Option 1 and Deep Affordability Option





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