

TWO MIXED-USE DEVELOPMENT SITES IN THE BRONX ASKING \$90 PER BSF

Artist Renderings

Prepared by The Investment Sales Team @
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Artist Rendering

458 SOUTHERN BOULEVARD

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Artist Rendering

1428 & 1458 SHERIDAN

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PROPERTY INFORMATION

458 Southern		1458 Sheridan	1428 Sheridan	Air Rights Only	Sheridan Group w/ Air Rights	Aggregate Package
LOCATION						
Address	458 Southern Blvd	1458 Sheridan Expwy St	1428 Sheridan Expy	1440 Sheridan Expy		
Municipality	Bronx	Bronx	Bronx	Bronx		
State	NY	NY	NY	NY		
Zip Code	10455	10459	10459	10459		
Parcel Number	2-02600-0030	2-03017-0068	2-03017-0060	2-03017-0065		
Area	Mott Haven	Fairmont - Claremont Village	Fairmont - Claremont Village	Fairmont - Claremont Village		
PARCEL & ZONING		19,070 SF Lot				
Parcel Count	1	1	1	0	2	3
Dimensions	213.6' x 131.8'	80.8' x 189.8'	124.9' x 188.4'	n/a	200+ Feet Of Frontage	
SF (Approx.)	16,746	14,411	23,495	0	37,906	54,652
Zoning	R7X MIH, C1-4, M1-2	R7-3 MIH, C2-4	R7-3 MIH, C2-4	R7-3 MIH, C2-4	R7-3 MIH, C2-4	
Floor Area Ratio	4.0 (3 UAP + 1 IND)	6.0 UAP 6.5 UAP/CF	6.0 UAP 6.5 UAP/CF	6.0 UAP 6.5 UAP/CF		
Max. Buildable SF	67K	86K - 94K	141K - 153K	88K - 98K	316K - 344K	382K - 411K
RE TAX 2026/2027	Class: 4	Class: 4	Class: 4	Class: 4		
Assessed Value	\$503,626	\$270,270	\$192,690	\$462,960		\$966,586
Estimated Rate	10.848%	10.848%	10.848%	10.848%		10.848%
True/Full Tax	\$54,633	\$29,319	\$20,903	\$50,222		\$104,856
BUILDING						
# of Buildings	1	n/a	n/a	Not Included	0	1
Dimensions	30 ft x 52 ft	n/a	n/a	60 ft x 143.33 ft		
Stories	1	n/a	n/a	3		
Year Built	1947	n/a	n/a	2007		
Building Class	Vacnt Lot w/ Small Shop (G2)	Vacant Lot (G7)	Vacant Lot (V1)	Motel (H4)		
PRICING						
Asking	\$6.050M				\$31.000M	\$37.050M
/Max BSF	\$90				\$90	\$90

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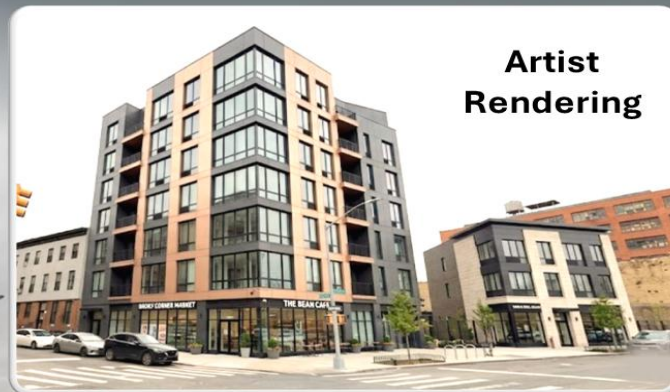
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COMMERCIAL REAL ESTATE SERVICES

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

458 SOUTHERN BOULEVARD, 10455

Bronx (Borough 2)

Block 2600

Lot 30

Zoning Districts

R7X / M1-2 / C1-4

Intersecting Map Layers

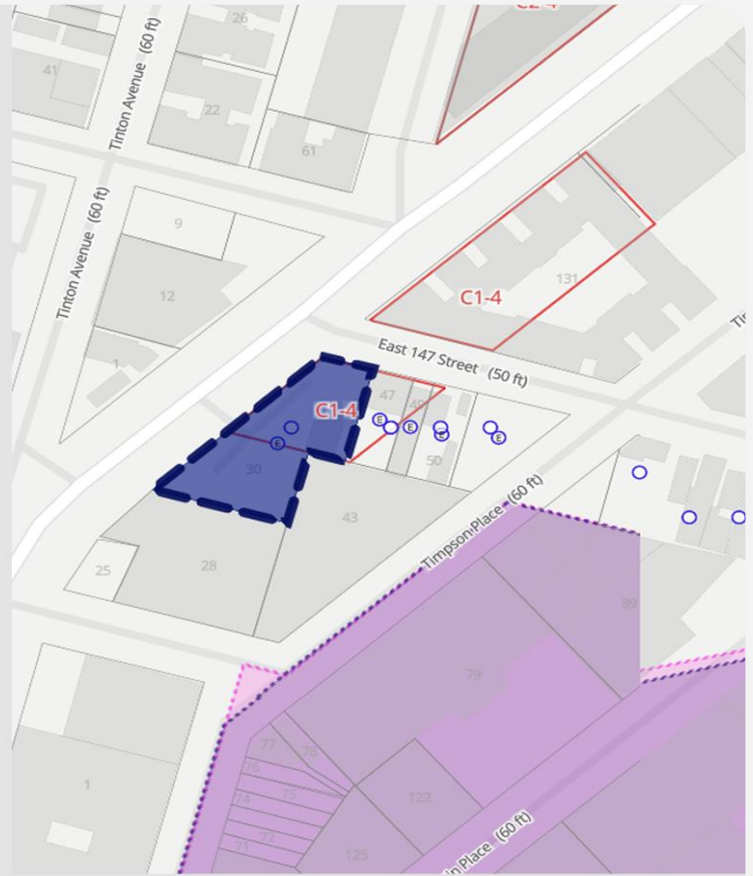
Mandatory Inclusionary Housing Area

FRESH Zone

Environmental Designation

Appendix I

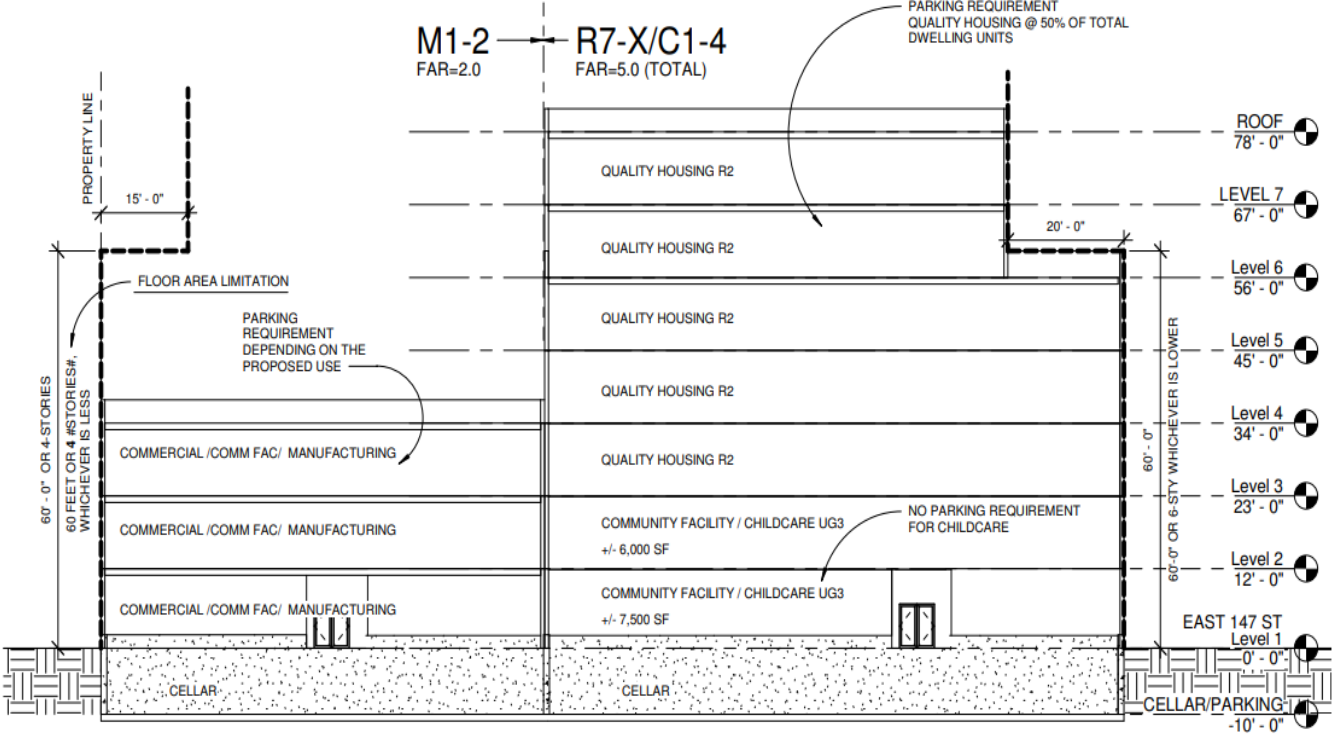
NYC **SOURCE:**
PLANNING zola.planning.nyc.gov





458 Southern Boulevard

Architect's Zoning & Lot Analysis



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

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COMMERCIAL REAL ESTATE SERVICES

*For Sale***MIXED-USE BRONX
DEVELOPMENT SITE****R7-3 / C2-4
ZONE****ASKING
\$31,000,000****PRICE / BSF
\$90**

315,000 BUILDABLE SF MIXED-USE DEVELOPMENT OPPORTUNITY WITH TWO R7-3/MIH DEVELOPMENT PARCELS AND ADJACENT AIR RIGHTS ALONG SHERIDAN BOULEVARD

428 & 458 Sheridan Expressway, The Bronx - Presenting this mixed-use development assemblage located along Sheridan Boulevard in the Fairmont-Claremont Village section of The Bronx. The offering includes the development parcels at 1458 Sheridan Expressway and 1428 Sheridan Expressway, together with air rights from the adjacent(middle) property at 1440 Sheridan Expressway. The two development parcels contain approximately 37,906 square feet of land with more than 200 feet of combined frontage.

The properties are located within an R7-3 MIH zoning district with a C2-4 commercial overlay. Based on the assemblage's zoning and inclusion of the adjacent air rights, the site offers an estimated maximum buildable area of ±315,503 square feet.

The subject is positioned near the Whitlock Avenue station on the 6 subway line, and the nearby Hunts Point Avenue station also serves the 6 line and provides limited weekday peak-direction express service. Several bus routes operate in the surrounding area, including the Bx4, Bx4A, Bx27 and Bx35.

Future residents would also benefit from access to Concrete Plant Park, located along the Bronx River between Westchester Avenue and Bruckner Boulevard. The waterfront park includes recreational space and connections to the Bronx River corridor. Additional neighborhood services and shopping are available along Westchester Avenue and nearby commercial corridors, while NYC Health + Hospitals/Lincoln provides a major healthcare facility at 234 East 149th Street.

Lot Size:
37,906 SF

Zoning:
R7-3 MIH, C2-4

FAR Range:
6.0 UAP - 6.5 UAP/CF

Buildable SF:
315,503 SF

Est Tax Bill:
\$50,222

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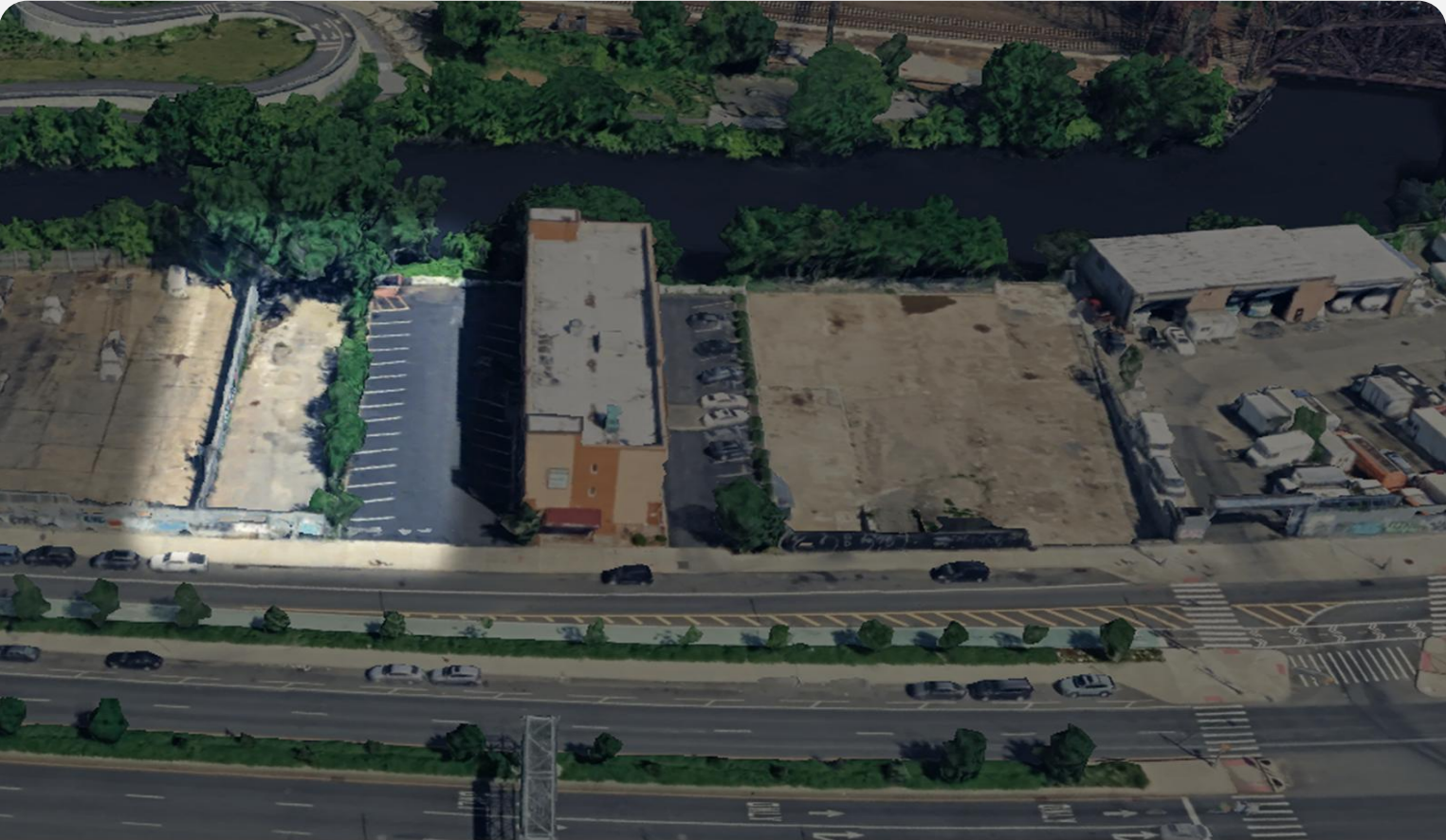
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1458 Sheridan Expressway



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1458 Sheridan Expressway

1458 SHERIDAN EXPWY SR, 10459

Bronx (Borough 2)
Block 3017 / Lot 68

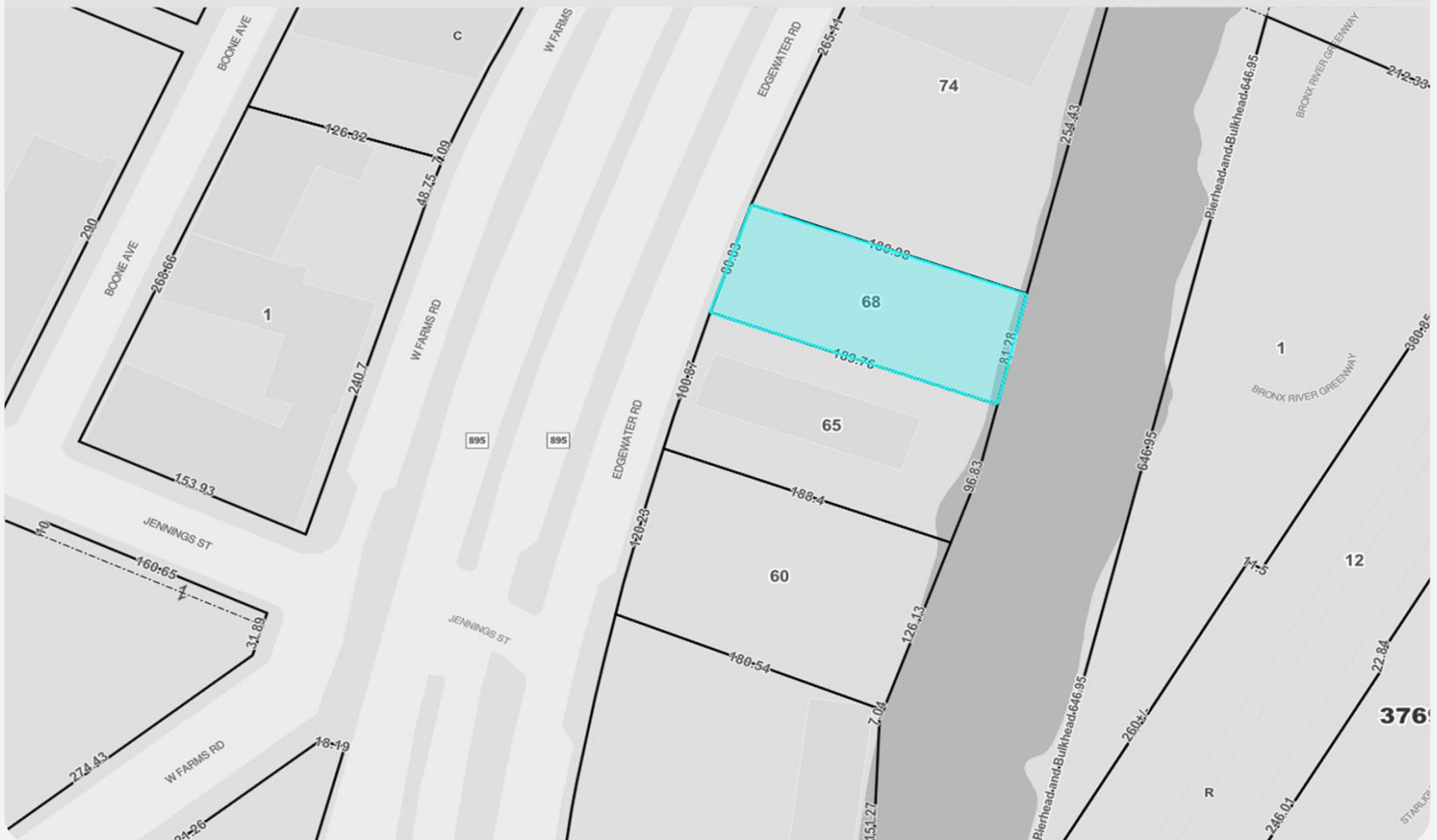
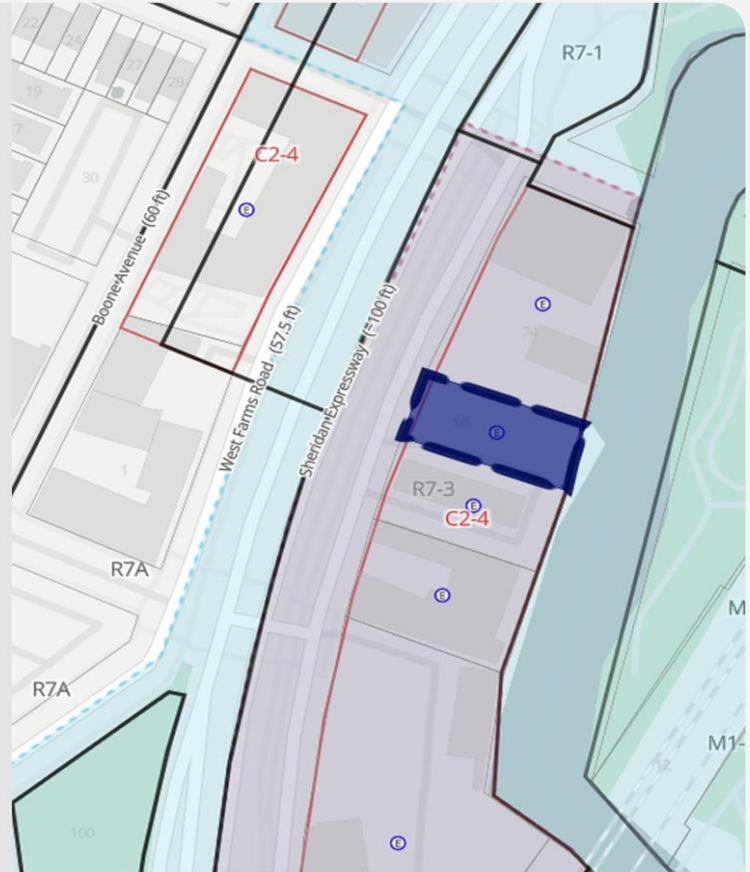
Zoning District

R7-3 / C2-4

Intersecting Map Layers

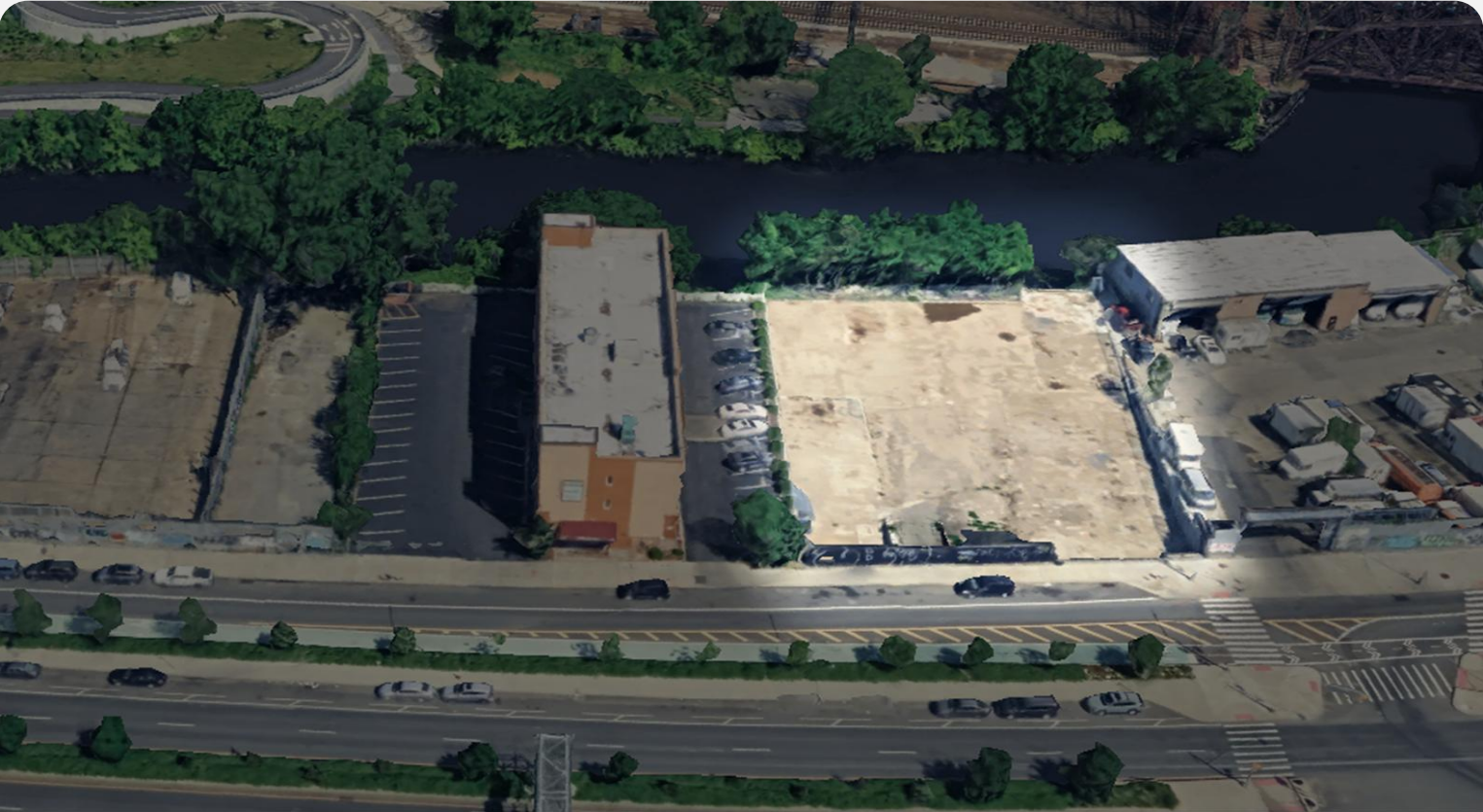
Mandatory Inclusionary Housing Area
FRESH Zone
Waterfront Block
Coastal Zone
Flood Zone (2007 & 2015 Maps)
Appendix I

NYC SOURCE:
PLANNING zola.planning.nyc.gov





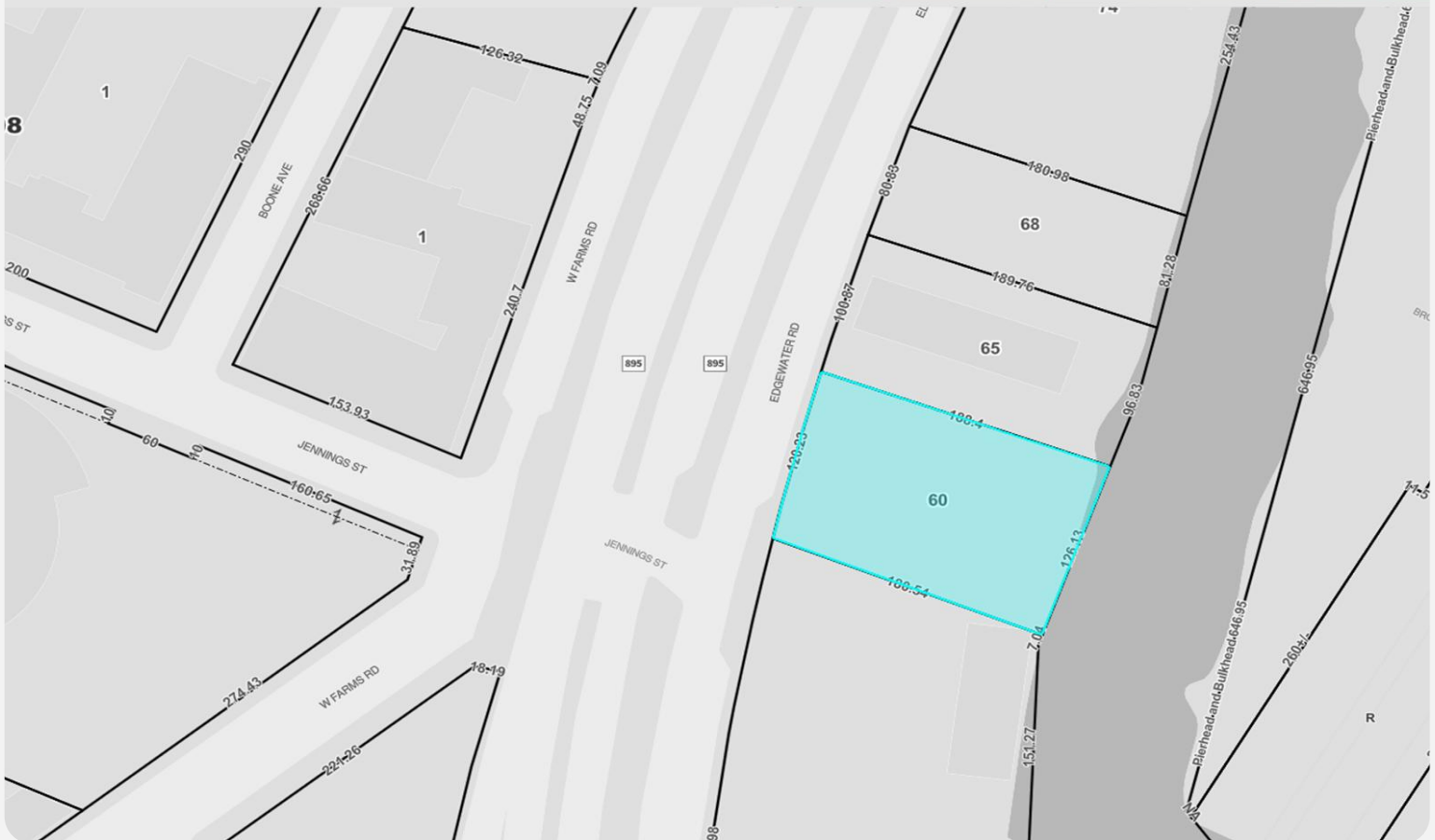
1428 Sheridan Expressway



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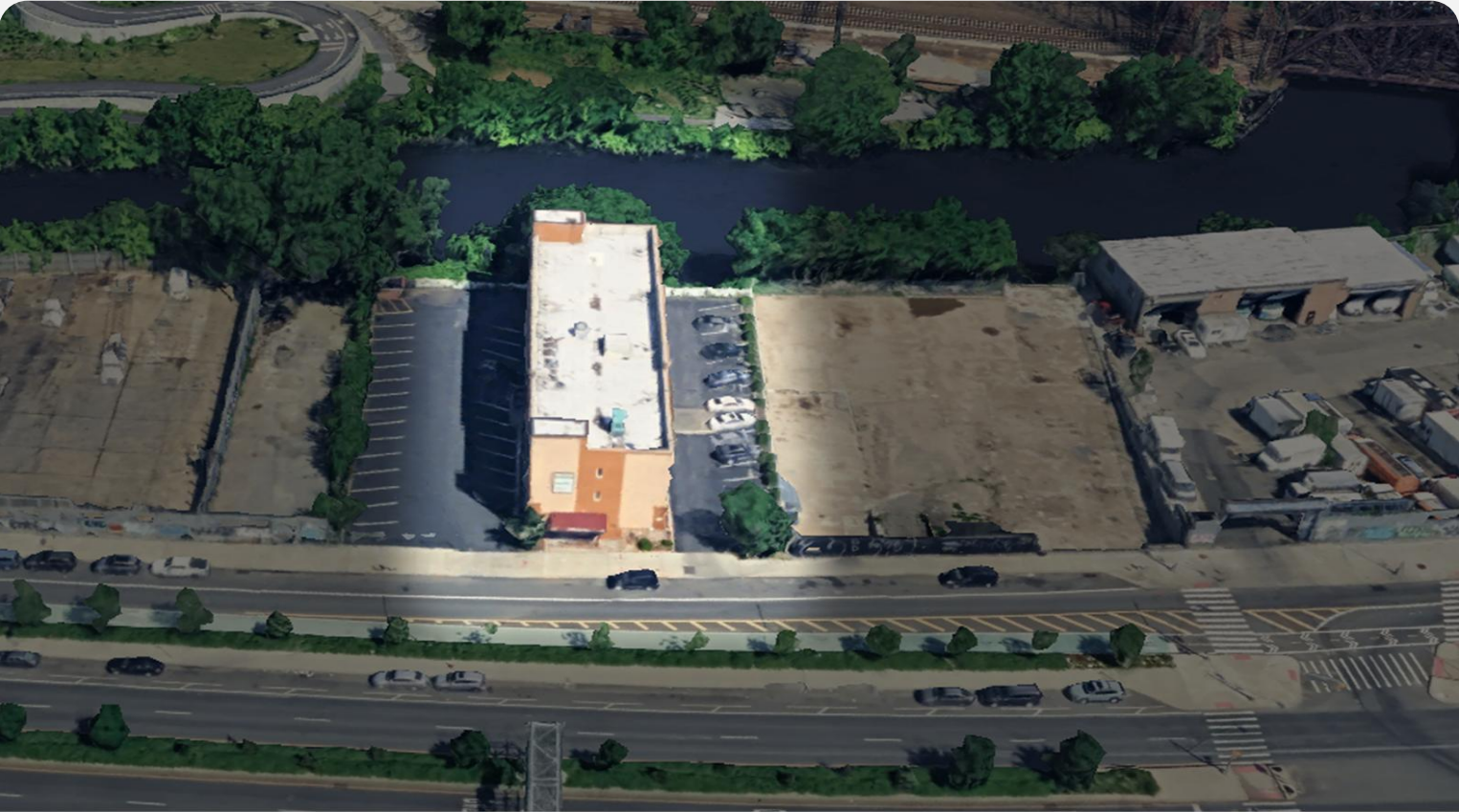
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1440 Sheridan Expressway (Air Rights Only)



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1440 Sheridan Expressway (Air Rights Only)

1440 SHERIDAN EXPWY SR, 10459

Bronx (Borough 2)
Block 3017 / Lot 65

Zoning District

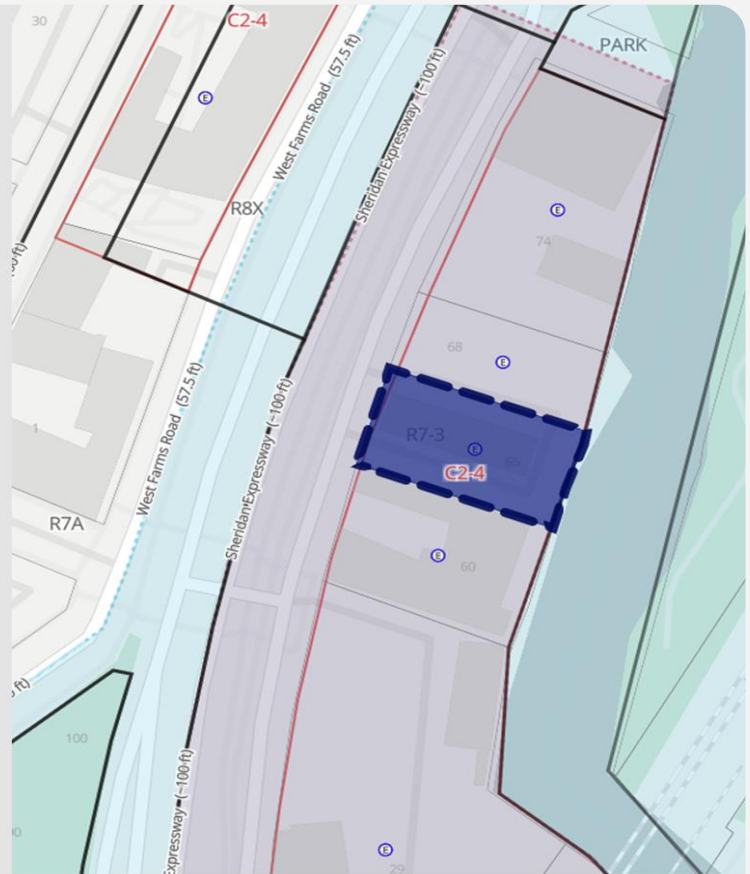
R7-3 / C2-4

Intersecting Map Layers

Mandatory Inclusionary Housing Area
FRESH Zone
Waterfront Block
Coastal Zone
Flood Zone (2007 & 2015 Maps)
Appendix I



SOURCE:
zola.planning.nyc.gov





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