

OMEGA

DEVELOPMENT GROUP

PRIME HIGHBRIDGE DEVELOPMENT OPPORTUNITY

1041 OGDEN AVENUE
BRONX, NY



The Opportunity

Located in the highly sought-after HighBridge Section of the Bronx. Highbridge is a residential neighborhood geographically located in the Southwestern section of The Bronx, New York City. Yankee Stadium is one of Highbridge's close neighbors. This densely populated urban neighborhood is primarily made up of small to medium apartments and attached townhouses, along with five and six-story tenements houses. This neighborhood is attractive to people who enjoy a combination of a relaxing & urban lifestyle since Highbridge is one of the most walkable neighborhoods in NYC currently. All the while, residents of Highbridge have fair accessibility to the MTA subway system. Residents have easy access to the B, D, 4 trains via the 161st Street-Yankee Stadium Station and 167th Street, 170th Street, and Mt. Eden Ave Stations.



**For More Information
Please Contact:**

Abe Robenzadeh

(347) 901-4800

(718) 751-5756

nkhargie@gmail.com or

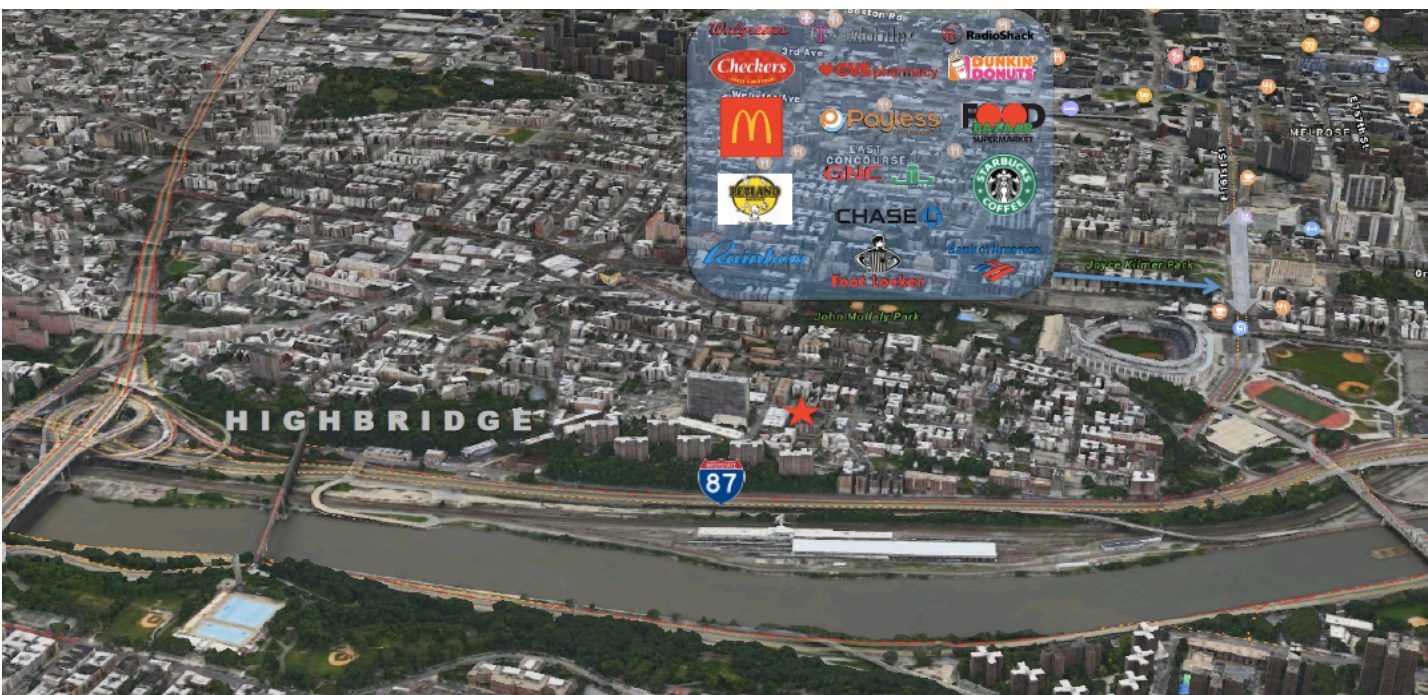
aberue@gmail.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

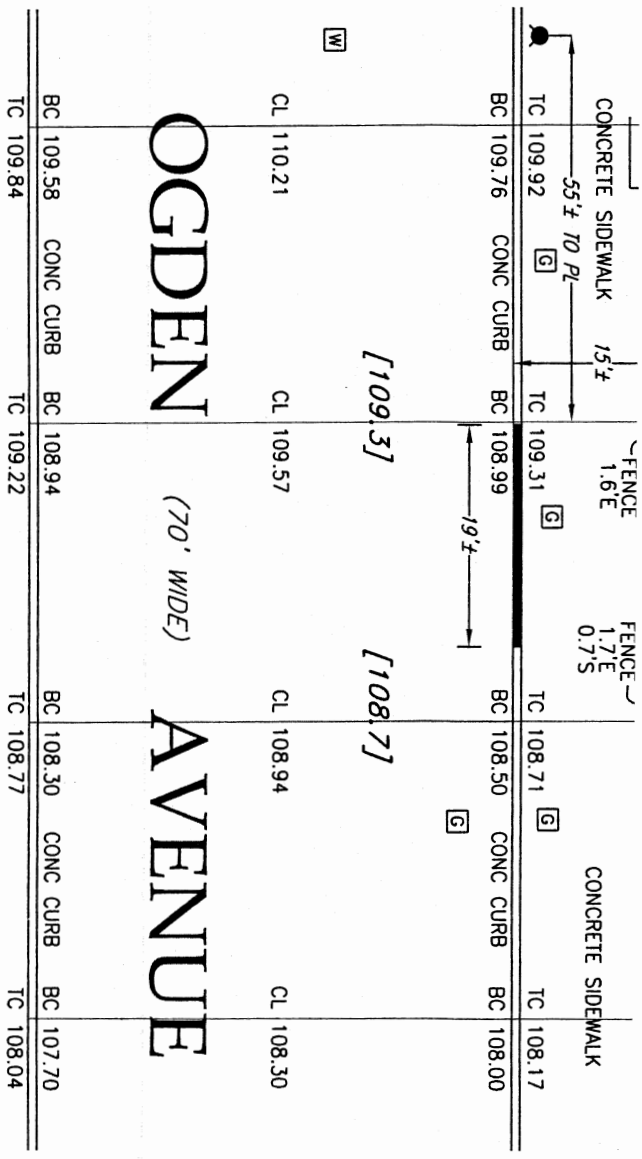
Property Information:	1041 Ogden Avenue
Address:	1041 Ogden Avenue
Location:	Bronx
Block/Lot:	2525/27
Primary Zoning:	R7-1
Lot Size Sq. Ft.:	2,575
Lot Dimensions:	25x103
Max Allowable Residential FAR:	3.44
Max Allowable Commercial FAR:	2
Max Allowable Facility FAR:	4.8
Max Buildable Sq. Ft. TOTAL:	11,575
Commercial Overlay:	C1-4
Residential Buildable:	6,300
Retail Buildable:	2,700
Community Facility Buildable:	2,575

Note: All square footage calculations & measurements are approximate and must be independently verified.

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TAX BLOCK...2525
TAX LOT:.....27

PROPERTY SITUATED AT
1041 OGDEN AVENUE
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

GENERAL NOTES:

1. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
2. ELEVATIONS REFER TO THE DATUM OF THE BOROUGH OF THE BRONX 2.608' ABOVE THE U.S. COAST AND GEODETIC SURVEY DATUM.
3. DESIGNATED AS PART OF LOT Nos. 40 AND 49 ON "MAP OF LAND OF DAVID McLEOD"

DATE OF SURVEY: OCTOBER 6, 2009

FINAL SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATIONAL LAW.
 COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

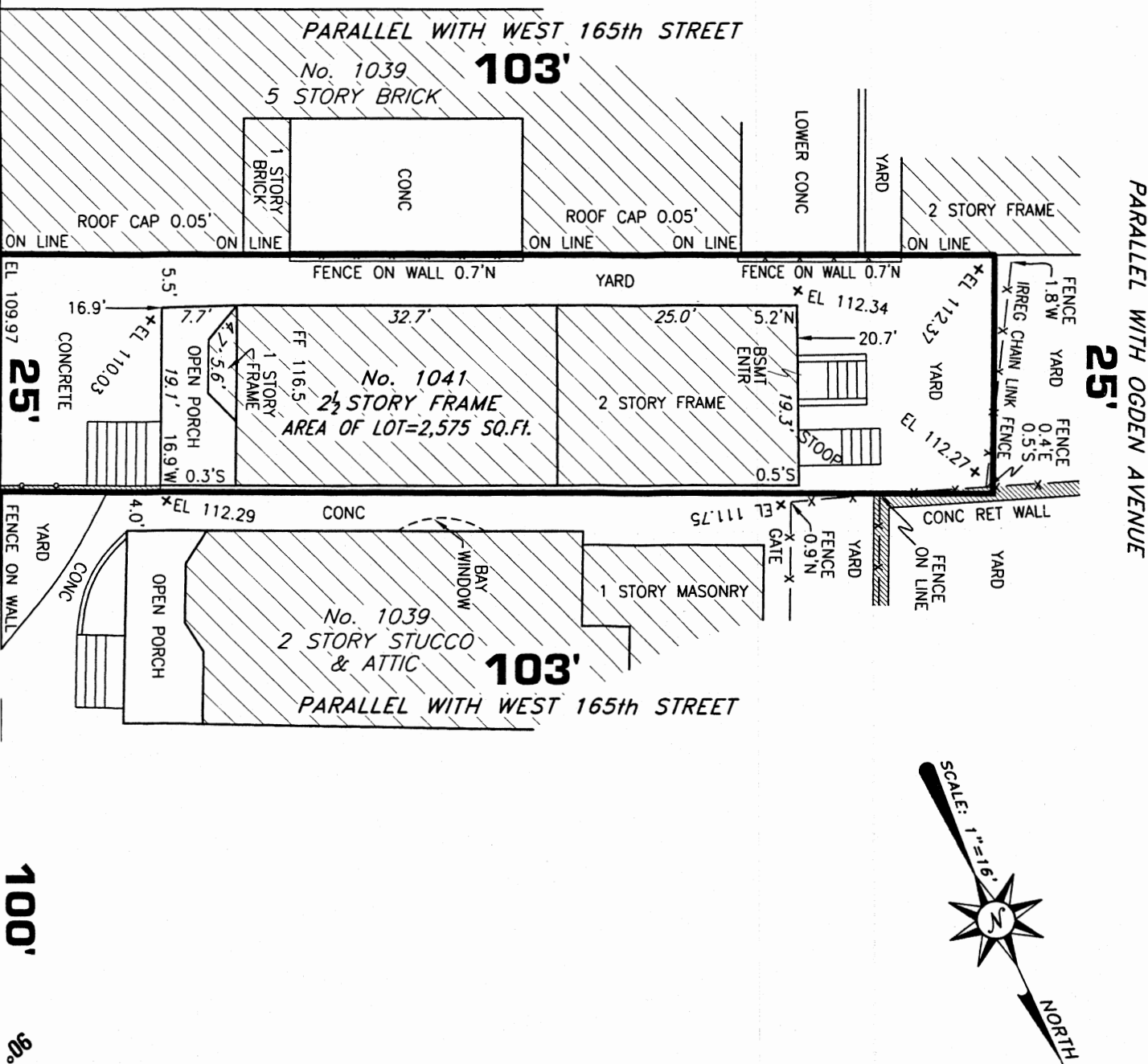
Ramzan Alii
AK

KK1667

Ramzan Alii License No. 050457
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LEGEND

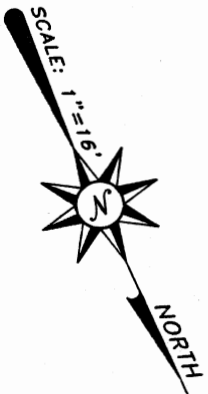
[109.3]	LEGAL GRADE
F.F.	FIRST FLOOR ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
CL	CENTERLINE
EL	SPOT ELEVATION
[W]	WATER VALVE
[G]	GAS VALVE
[H]	HYDRANT
[D]	DROP CURB



PARALLEL WITH OGDEN AVENUE
25'

PARALLEL WITH WEST 165th STREET

PARALLEL WITH WEST 165th STREET



WEST 165TH STREET (60' WIDE) (DEVOE STREET)

100'
90'