

# OMEGA

DEVELOPMENT GROUP

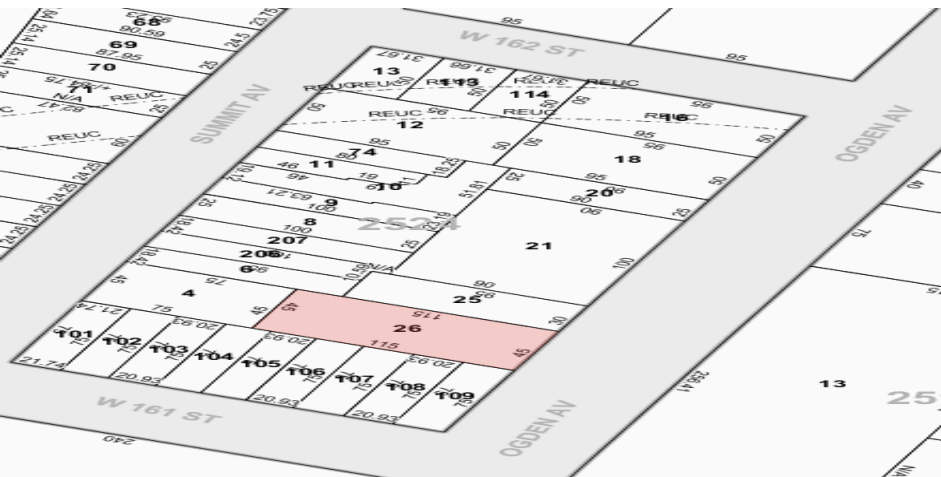
# PRIME HIGHBRIDGE DEVELOPMENT OPPORTUNITY

911 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:

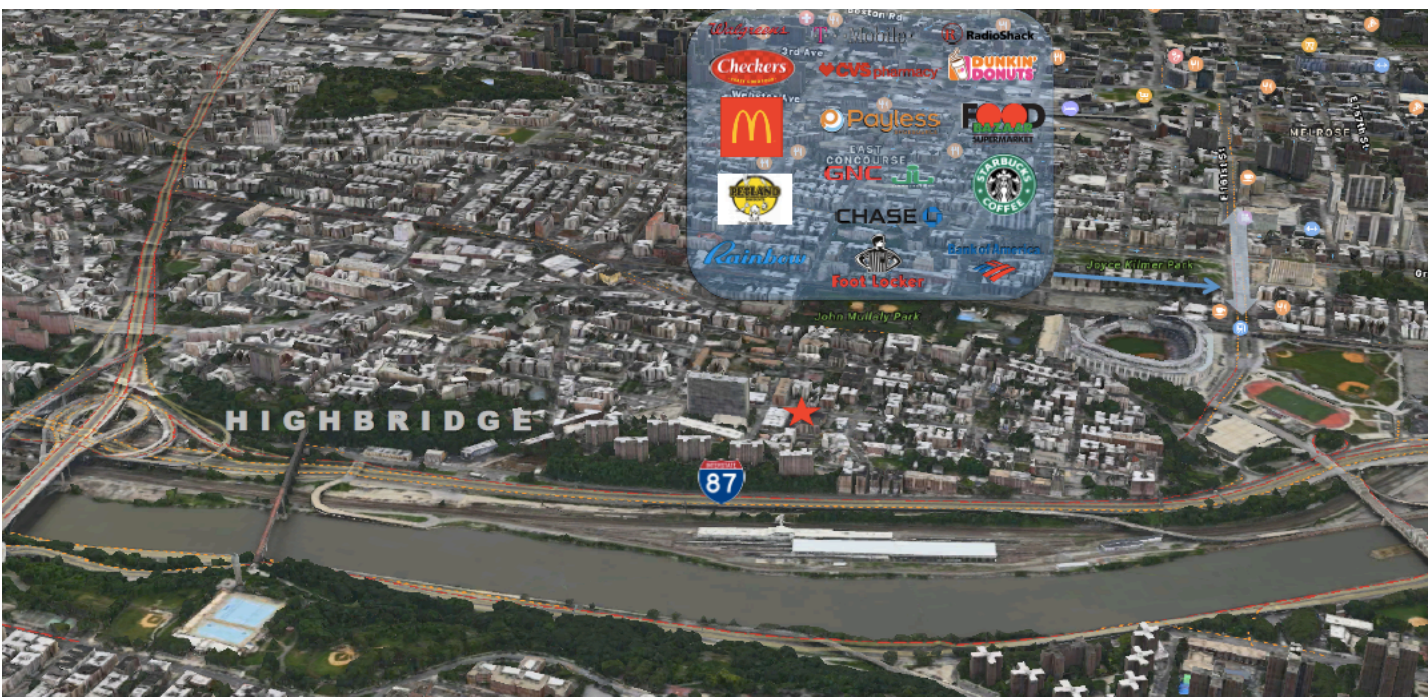
**Abe Robenzadeh**  
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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal 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.

<b>Property Information:</b>	<b>911 Ogden Avenue</b>
Address:	911 Ogden Avenue
Location:	Bronx
Block/Lot:	2524/26
Primary Zoning:	R7-1
Lot Size Sq. Ft.:	5,175
Lot Dimensions:	45x115
Max Allowable Residential FAR:	3.44
Max Allowable Commercial FAR:	0
Max Allowable Facility FAR:	4.8
Max Buildable Sq. Ft. TOTAL:	24,840

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

911 OGDEN AVENUE  
BRONX, NY



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PARALLEL WITH OGDEN AVENUE  
45.00'

LOWER CONCRETE  
CONC.BLOCK AND STONE RETAINING WALL,  
EAST FACE OF WALL 0.2'W

IRON FENCE ON  
CONC.BLOCK RETAINING  
WALL, SOUTH FACE OF  
WALL ALONG LINE

CONCRETE WALL

CONCRETE  
CONC.BLOCK RETAINING WALL, SOUTH FACE OF WALL ALONG LINE

IRON FENCE ON  
CONC.BLOCK RETAINING  
WALL, SOUTH FACE OF  
WALL ALONG LINE

IRON FENCE ON  
CONC.BLOCK RETAINING  
WALL, EAST FACE OF  
WALL ALONG LINE

CONC.BLOCK RETAINING  
WALL, EAST FACE OF  
WALL ALONG LINE

CONCRETE CURB

OGDEN AVENUE

(70' WIDE)

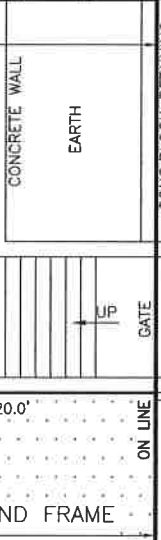
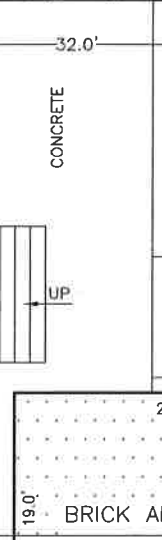
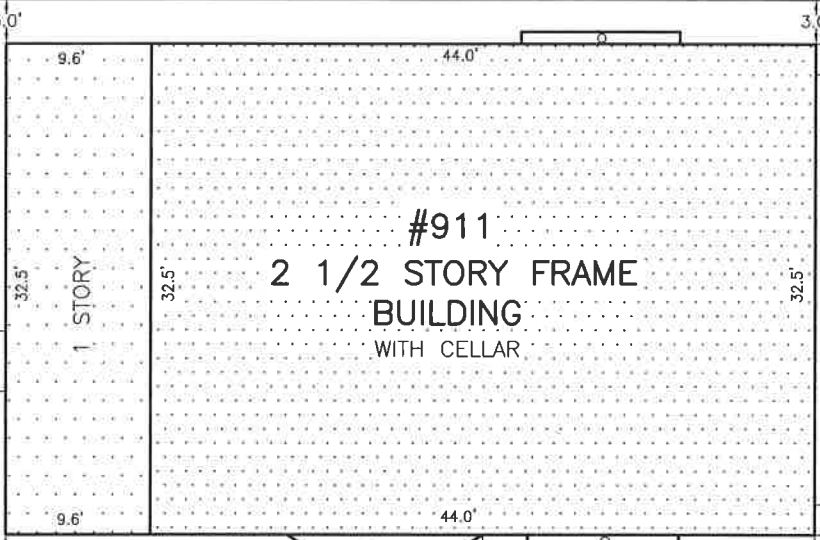
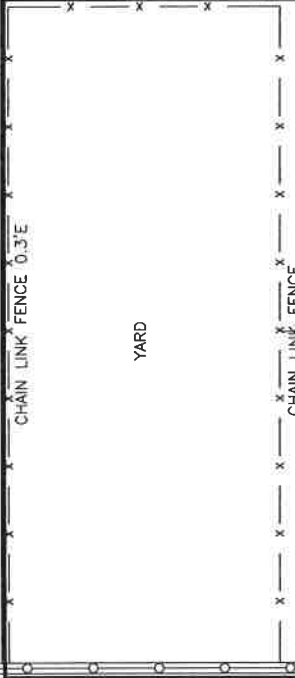
OGDEN AVENUE

PARALLEL WITH WEST 161st STREET  
115.00'

PARALLEL WITH WEST 161st STREET  
115.00'

WEST 161st STREET (50' WIDE)

75.00'



DATE: NOVEMBER 18th, 2016  
**A & B**  
ENGINEERING AND LAND  
SURVEYING, P.C.  
150-18 HILLSIDE AVENUE  
JAMAICA, N.Y. 11432  
TELEPHONE (718) 657-8444  
FAX (718) 657-8555 J.E.  
EMAIL ABLANDSURVEY@GMAIL.COM  
**SURVEY No.2134**

THIS SURVEY IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND IS SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL.  
IT IS NOT TO SCALE AND USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH THIS SURVEYOR WILL NOT BE LIABLE.

DAVID D. ARABI, P.E.  
NEW YORK LICENSE 06735-1  
PAUL BARYLSKI, L.S.  
NEW YORK LICENSE 050782

BOROUGH OF BRONX  
COUNTY OF BRONX  
STATE OF NEW YORK  
TAX MAP  
SECTION  
BLOCK 2524  
LOT 26  
FILED MAP  
SECTION  
BLOCK  
LOT

TITLE No.

CERTIFIED TO:

# BORING B - 1

Omega Development Group  
911 Ogden Avenue, Bronx

SB-8096

DEPTH FT.	SPOON BLOWS PER 1/2 FT.	HOLLOW STEM AUGER	MATERIAL
<b>GROUND SURFACE</b>			
5.0	7 10	9 12	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b
10.0	5 14	9 15	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b
15.0	9 8	10 7	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b
20.0	17 17	15 17	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a Moist
25.0	22 77	63 100/1"	Granular Soils SM Fine Brown Sands with Pieces of Boulders and Traces of Silts Class 3a Moist End of Hole 21.7'
30.0			
35.0			

40.0			
45.0			
50.0			
55.0			
60.0			
65.0			06-23-17 06-26-17
70.0			1      1
75.0			Kenneth C. Thomas, P.E. Shazad Khan
80.0			B- 8762.00

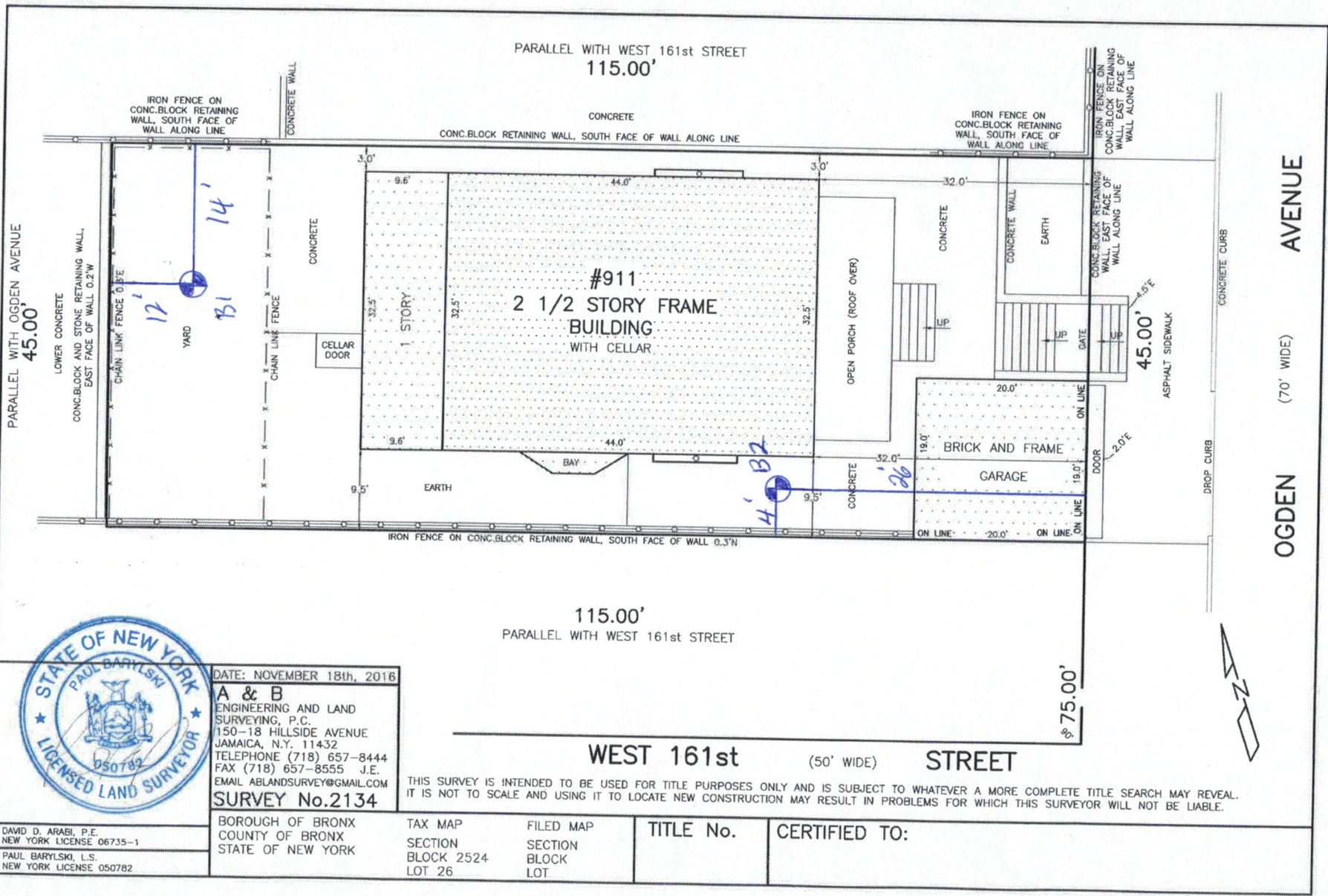
# BORING B - 2

Omega Development Group  
911 Ogden Avenue, Bronx

SB-8096

DEPTH FT.	SPOON BLOWS PER 1/2 FT.	HOLLOW STEM AUGER	MATERIAL
<b>GROUND SURFACE</b>			
<b>5.0</b>	5 9	4 10	Uncontrolled Fills mixed with Fine Brown Sands Class 7
<b>10.0</b>	10 6	6 5	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3b
<b>15.0</b>	15 19	18 17	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a Moist
<b>20.0</b>	22 19	17 20	Granular Soils SM Fine Brown Sands with Gravel and Traces of Silts Class 3a Moist
<b>25.0</b>	30 86	48 100/0	Granular Soils SM Fine Brown Sands with Pieces of Boulders and Traces of Silts Class 3a Moist End of Hole 21.6'
<b>30.0</b>			
<b>35.0</b>			

<b>40.0</b>									
<b>45.0</b>									
<b>50.0</b>									
<b>55.0</b>									
<b>60.0</b>									
<b>65.0</b>								06-23-17	06-26-17
<b>70.0</b>								1	1
<b>75.0</b>								Kenneth C. Thomas, P.E. Shazad Khan	
<b>80.0</b>								B- 8762.00	



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BOROUGH OF BRONX  
 COUNTY OF BRONX  
 STATE OF NEW YORK

TAX MAP	FILED MAP
SECTION 2524	SECTION BLOCK 2524
LOT 26	LOT

TITLE No.

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