

FOR SALE



DEVELOPMENT SITE

**3631 Johnson Avenue
Riverdale, Bronx, NY 10463**

Approved plans - 8 Story 22 apartments

PRICE: \$2,490,000

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

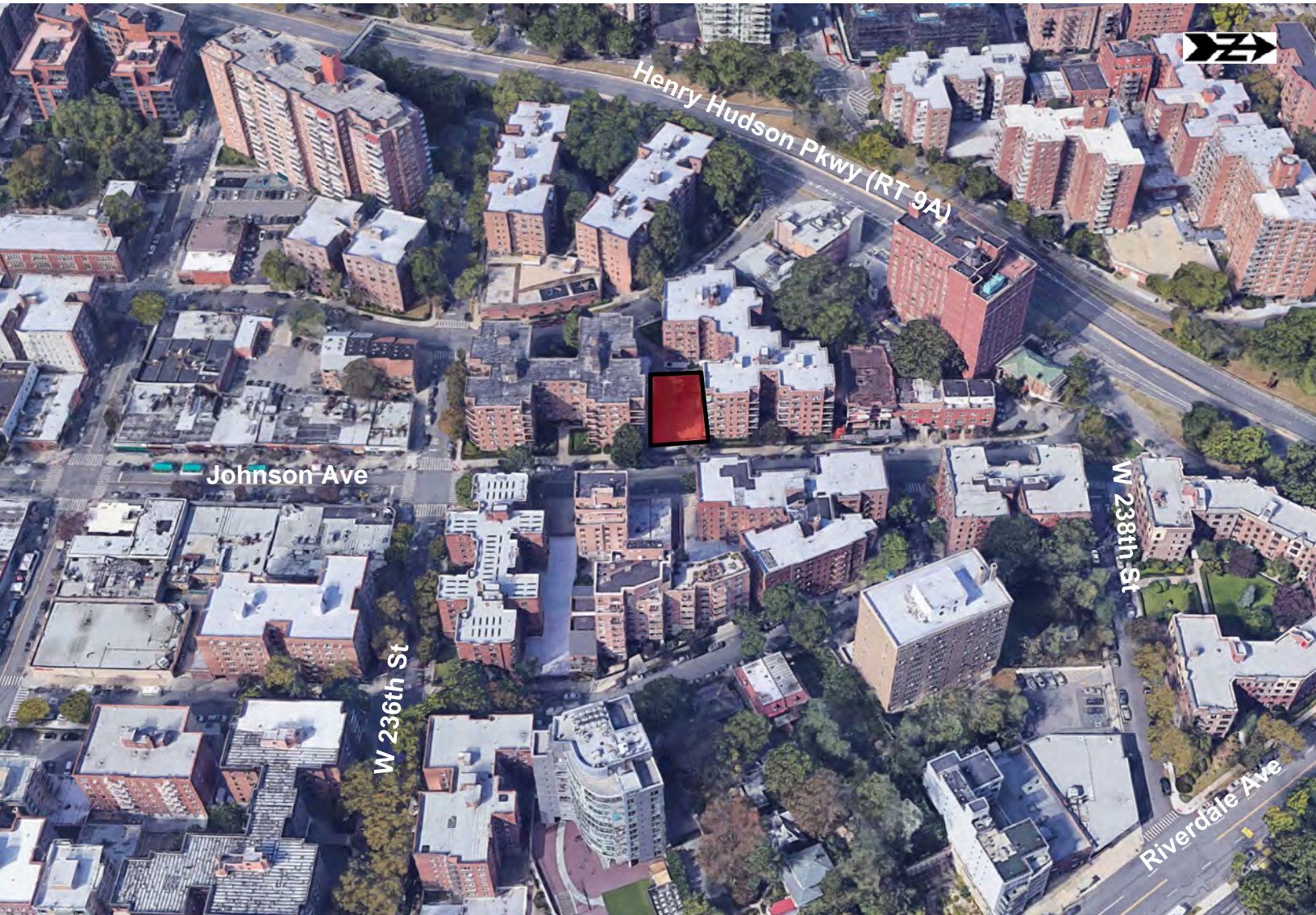
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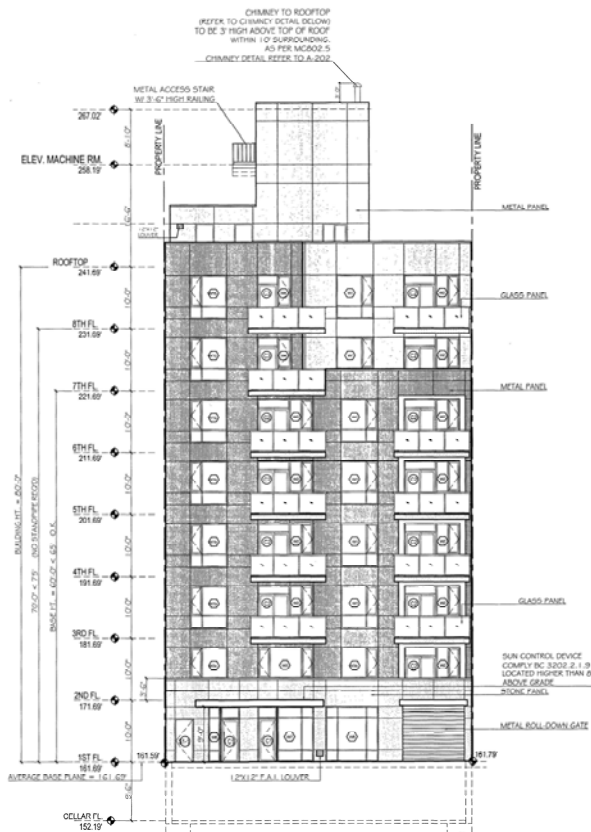
Riverdale is in Bronx County and is one of the best places to live in New York. Living in Riverdale offers residents a dense urban feel and most residents rent their homes. In Riverdale there are a lot of bars, restaurants, coffee shops, and parks. Many families live in Riverdale as the public schools in the area are above average. The Subway 1 line on Broadway is a short 10 minute walk away. One block south there is shopping, banking and restaurants.



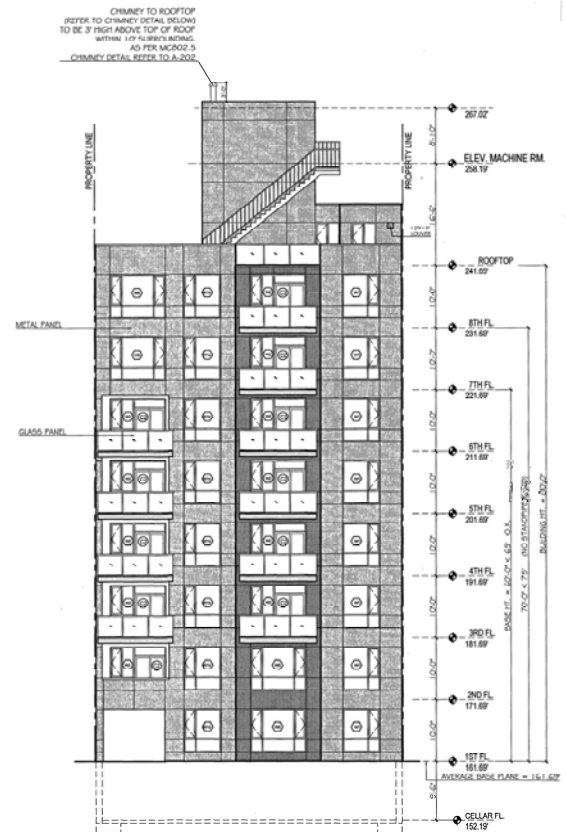
2020	1 Mile	2 Mile	3 Mile
Estimated Population	69,494	296,062	695,034
Estimated Average HH Income	\$101,679	\$75,039	\$67,869

 W238th St and Broadway
Ridership: 1,204,495

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



① EAST ELEVATION
SCALE 1/8" = 1'-0"



② WEST ELEVATION
SCALE 3/32" = 1'-0"

PROPERTY INFORMATION

Address: 3631 Johnson Avenue
Riverdale, Bronx, NY 10463
Block/Lot: 5799/67
Lot Dimensions: 50' x 100' (5,000SF)#

ZONING

R7A
FAR Residential 4.00
FAR Community Facility 4.00

APPROVED PLANS

8 Story Elevator Building
Total of 22 Apartments
15 - 2BR, 2Bath Apartments
7 - 1BR, 1Bath Apartments
Gross Area 26,044 SF
Floor Area 19,967 SF

RE TAX

Current Taxes: \$5,246
Property to be reassessed upon completion.