

# 344 Grand Concourse, Bronx, NY 10451

5,050 Square Feet Mott Haven Development Site

FOR SALE

**30,401 SQ. FT.**

Residential SF of ZFA

**36,360 SQ. FT.**

Residential (Inclusionary) SF of ZFA

**30,300 SQ. FT.**

Commercial SF of ZFA

**32,825 SQ. FT.**

C. F. SF of ZFA



Concourse Realty has been retained on an exclusive basis to arrange for the sale of **344 Grand Concourse**, an unmatched development opportunity in the Mott Haven section of the Bronx. The Property occupies a **5,050 square foot** lot and offers up to **36,360 square feet** of residential space under the Inclusionary housing program.

The Property is located on the same block as the 138th Street Station / Grand Concourse allowing for an 18-minute ride on the

#6 train to Midtown Manhattan. The 149th St/Grand Concourse station (#2, #4, #5 trains) is located two blocks north allowing for additional access throughout New York City.

344 Grand Concourse is within an Opportunity Zone, allowing developers to capitalize on economic benefits provided by the program.

Neighbourhood property with similar features is sold at 340 Grand Concourse. More information on [concourserealtypartners.com](http://concourserealtypartners.com).

## PROPERTY FEATURES

|                                |               |
|--------------------------------|---------------|
| Block/Lot                      | 2341/37       |
| Neighborhood                   | Mott Haven    |
| Building Size                  | 1,150 Sq. Ft. |
| Zoning                         | C6-2A         |
| Opportunity Zone               | Yes           |
| Property Type                  | Retail        |
| Lot Dimensions                 | 50.62' x 100' |
| Lot Area                       | 5,050         |
| Residential FAR                | 6.02          |
| Residential FAR (Inclusionary) | 7.20          |

|                                      |                     |
|--------------------------------------|---------------------|
| Commercial FAR                       | 6.00                |
| C.F. FAR                             | 6.50                |
| Residential SF of ZFA                | 30,401 Sq. Ft.      |
| Residential (Inclusionary) SF of ZFA | 36,360 Sq. St.      |
| Commercial SF of ZFA                 | 30,300 Sq. Ft.      |
| Community SF of ZFA                  | 32,825 Sq. Ft.      |
| Assessed Value                       | \$58,770            |
| Tax Rate                             | Tax class 4-10.514% |
| Property Taxes (2019/2020)           | \$6,179             |

## Request For Proposals



CONCOURSE  
REALTY

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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, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.

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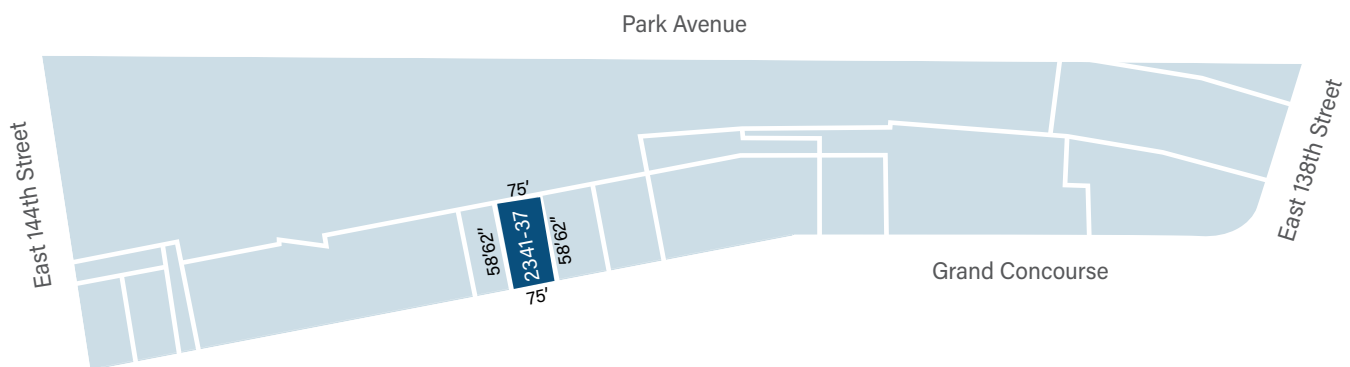
## LOCATION MAP



The Property is in the center of Mott Haven's development boom offering the chance to build near future large scale developments:

- Brookfield Bankside: 7 buildings, 1,350 residential units
- Lightstone Group: 2,000 units on Exterior St
- L&M Development: 585,000 SF, 542 units
- Domain Companies: 428,906 SF mixed-use development
- CGS Builders: 400,000 SF development at 310 Grand Concourse

## TAX MAP



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