

David Simone

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PROPERTY FEATURES

Block / Lot	2341 / 37
Zoning	C6-2A
Lot Dimensions	50.62' x 100'
Lot SF	5,062
Residential FAR	5.40
Residential FAR (Inclusionary)	7.20
Commercial FAR	6.00
Community FAR	6.50
Residential BSF	27,335
Residential BSF (Inclusionary)	36,446
Commercial BSF	30,372
Community BSF	32,903
Assessment	\$58,770
Tax Rate	10.5140%
Property Taxes	\$6,179



HIGHLIGHTS

- *Existing 1,150 S.F. auto garage*
- *Located one block to the #2, #4, #5 subway lines*
- *Walking distance to Brookfield's planned 1,300 unit development*

Concourse Realty has been retained on an exclusive basis to arrange for the sale of 344 Grand Concourse, a prime Mott Haven development site. The subject property is ideally located one block north of the 4 & 5 subway at East 138th/Grand Concourse and two blocks south of the 2 & 5 subway at East 149th/Grand Concourse.

Asking Price \$3,700,000

For more information please contact exclusive agents at (212) 207-2400 | 2 Park Avenue, 20th Floor | New York, NY 10016 | www.concourserealtypartners.com

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