3083 WEBSTER AVENUE

125’ WIDE, 102,000 BSF DEVELOPMENT SITE

SHELL GAS STATION - NORWOOD BRONX, NY

CUSHMAN & WAKEFIELD

125’

120’

120’

125’

ONLY

BUS

WEBSTER AVENUE

ONLY

3083 WEBSTER AVENUE - PROPERTY OVERVIEW

Transportation Map:

Property Features:

Location:	The north side of Webster Avenue between East 204th Street & Mosholu Parkway North.
Block & Lot:	3331-57
Lot Dimensions:	125′ x 120′
Lot Size:	15,000 SF (approx.)
Zoning:	R7D, C2-4
Residential FAR:	4.20
Residential FAR w/ Inclusionary:	5.60
Buildable SF:*	102,000 SF (approx.)
Assessment (22/23):	$391,500
Taxes (22/23):	$41,679

*: Approximately 18,000 BSF transferred from neighboring lot

Financial Summary:

ASKING PRICE: $7,800,000

PRICE PER BUILDABLE SQUARE FOOT:	$76

CUSHMAN & WAKEFIELD

TEAM SHAPIRO

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