

1405-1409 Webster Avenue  
Bronx, NY 10456

55,000 BSF Development Site | **FOR SALE**

**Ariela**  
A member of GREA



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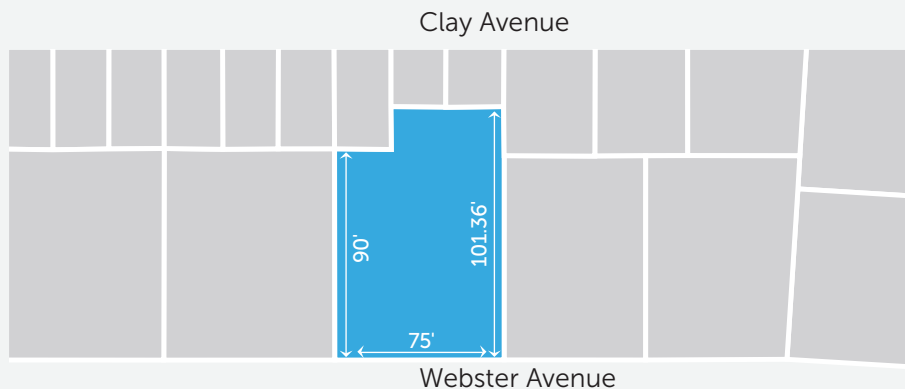


- 55,436 buildable square feet on a 7,500 SF lot, which includes 25,436 BSF in air rights from the adjacent property (Lot #142).
- Commanding 75' of high-visibility frontage on Webster Avenue, a thriving retail corridor.
- Ideal size for a development project leveraging the 485x tax abatement program
- Potential for an additional 7,500 buildable square feet through the City of Yes Universal Accessibility Program (UAP), bringing the total potential to 63,011 BSF
- Surrounded by neighborhood retailers and a half a block from Claremont Park. The property is conveniently located adjacent to the Bx41 bus stop as well as the 4,B/D subway trains

|                              |               |
|------------------------------|---------------|
| Block / Lot                  | 2887 /144     |
| Lot Dimensions               | 75' x 101.36' |
| Lot Sq. Ft.                  | 7,500         |
| Building Dimensions          | 75' x 77'     |
| Building Sq. Ft.             | 5,625         |
| Zoning                       | R7-1/C2-4     |
| FAR (Standard)               | 4.00          |
| FAR (UAP)                    | 5.01          |
| Buildable Sq. Ft. (Standard) | 55,436        |
| Buildable Sq. Ft. (UAP)      | 63,011        |
| Air Rights Sq. Ft.           | 49,811        |
| Tax Class                    | 4             |
| Assessment (25/26)           | \$357,840     |
| Real Estate Taxes (25/26)    | \$38,511      |

\*All square footage/buildable area calculations are approximate

Tax Map



**Asking Price: \$6,750,000**

For More Information Contact Our Exclusive  
Sales Agents at **212.544.9500 | arielpa.nyc**

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For Financing  
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1405-1409 Webster Avenue is located in the Claremont neighborhood of the Bronx, NY. The area includes businesses like Mega Food Store, Oman Clinic Family Practice, and World Class Auto Services. It is a lively commercial and residential area serving the local community.

## Transportation Score



97  
Public Transportation



84  
Walker's Paradise

Visit Walk Score Website →



For More Information Contact Our Exclusive  
Sales Agents at **212.544.9500** | [arielpa.nyc](mailto:arielpa.nyc)

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