

FOR SALE

1932 Jerome Avenue, Bronx, NY 10453

74,000 BSF Development Site on Jerome Avenue

Ariela  
GREM Partner



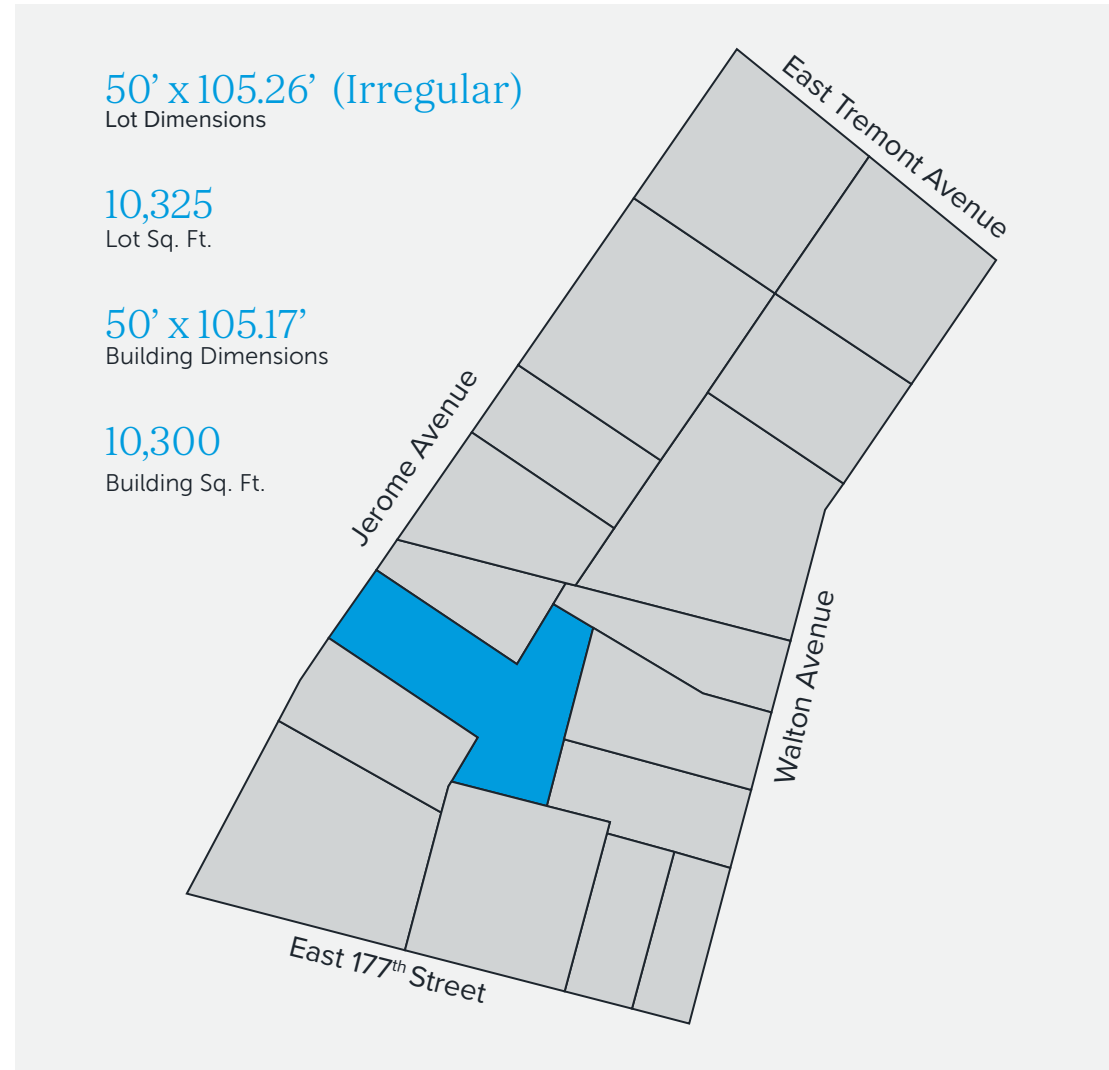


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- Split-zoned lot between R8 / C4-4D Zoning allowing for 74,340 BSF on Jerome Avenue
- 10,325 lot square footage with 50 feet of frontage on Jerome Avenue
- Primely located right off of the East Tremont & Burnside Avenue shopping corridors for access to local/national retailers
- Benefits from the areas rezoning which aimed to bring more residential units, through affordable housing to an area previously know for commerical/industrial use. Multiple development projects are currently underway in the area
- Two blocks away from both the 176th Street 4 train and Tremont Avenue B/D train



## Ownership Requests Proposals

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

**Daniel Mahfar x99**  
dmahfar@arielpa.com

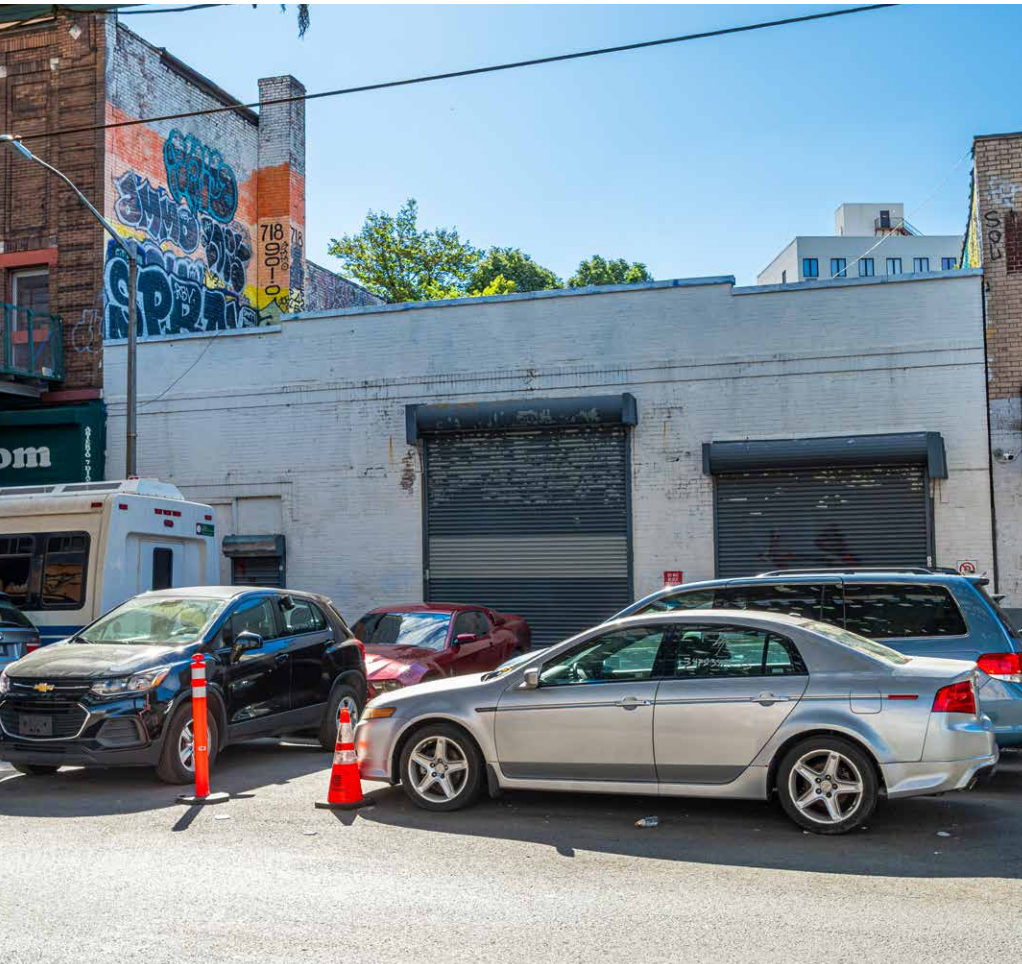
**Michael A. Tortorici x13**  
mtortorici@arielpa.com

**Erik Moloney x24**  
emoloney@arielpa.com

For Financing  
Information: **Matthew Swerdlow x56**  
mswerdlow@arielpa.com

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Block / Lot	2853 / 9	
Lot Dimensions	50' x 105.26' (Irregular)	
Lot Sq. Ft.	10,325	
Building Dimensions	50' x 105.17'	
Stories	1	
Building Sq. Ft.	10,300	
Split Zoning	R8	C4-4D
Lot Area	5,325	5,000
FAR (MIH)	-	7.20
FAR	7.20	-
Buildable Sq.Ft. (MIH)	-	36,000
Buildable Sq.Ft.	38,340	-
Total Buildable Sq.Ft.	74,340	
Tax Class	4	
Assessment (24/25)	\$331,200	
Real Estate Taxes (24/25)	\$35,644	

\*All square footage/buildable area calculations are approximate

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. May 28, 2025 12:58 pm



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## Interior Photos



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# 1932 Jerome Avenue, Bronx, NY 10453

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*1932 Jerome Ave, The Bronx, NY 10453 is highly walkable, with excellent public transit and some bike infrastructure. Daily errands are easy, and the area offers plenty of shops, parks, and restaurants.*

## Transportation Score



100

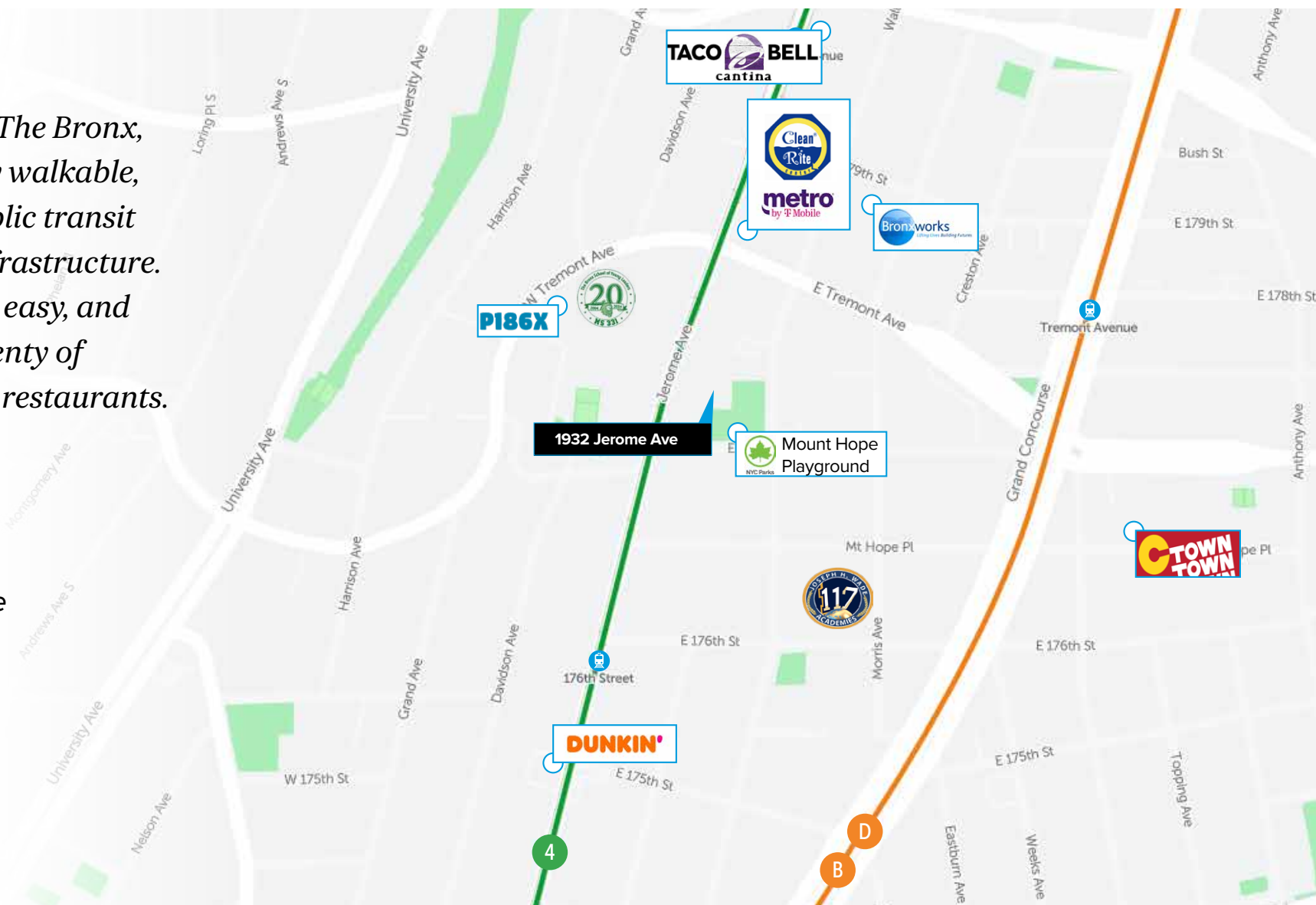
Public Transportation



90

Walker's Paradise

[Visit Walk Score Website](#) →



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