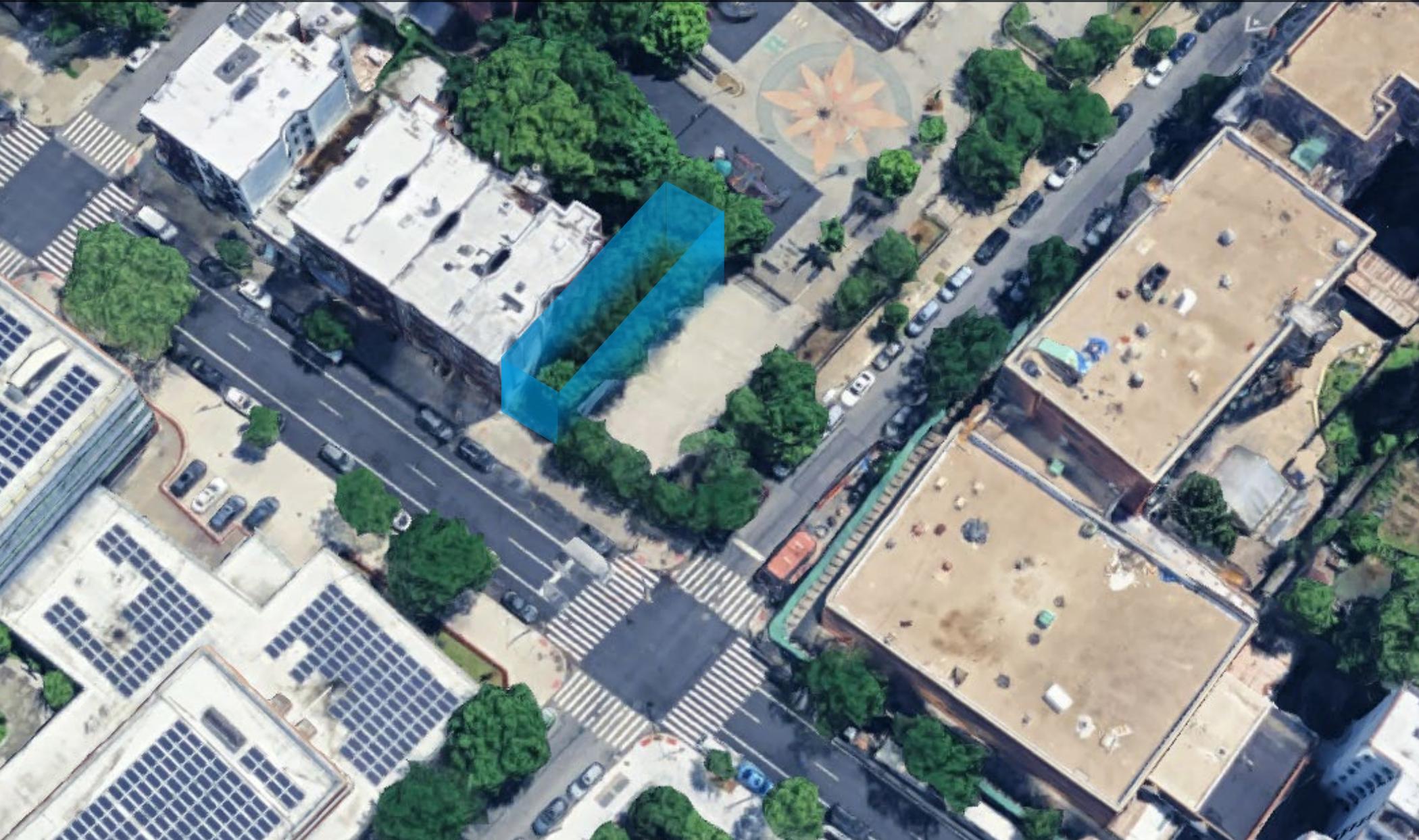


FOR SALE

# 340 Brook Avenue, Bronx, NY 10454

Prime Mott Haven Development: 7,500+ BSF

**Ariela**  
GREA Partner



# 340 Brook Avenue, Bronx, NY 10454

Prime Mott Haven Development: 7,500+ BSF | **FOR SALE**



**2,500**

*Lot Sq. Ft.*

**25' x 100'**

*Lot Dimensions*

**R6**

*Zoning*

**6**

*Transportation*

Development Scenario	FAR	BSF
Standard	3.00	7,500
UAP	3.90	9,750

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

# 340 Brook Avenue, Bronx, NY 10454

Prime Mott Haven Development: 7,500+ BSF | **FOR SALE**



## ➤ **Shovel-Ready Site:**

2,500 SF vacant lot (25' x 100') located just off the corner of East 141st Street, ready for immediate development

## ➤ **R6 Zoning:**

Offers 7,500 Buildable SF as-of-right, with potential to increase to 9,750 Buildable SF utilizing the UAP

## ➤ **Seamless Manhattan Connectivity:**

Ideally situated just 3 short blocks from the Brook Ave (6) train, offering a seamless 2-stop commute into Manhattan and easy access throughout the Bronx.

## ➤ **Booming Neighborhood:**

Located in the heart of Mott Haven's revitalization, surrounded by new residential inventory, schools, and several parks

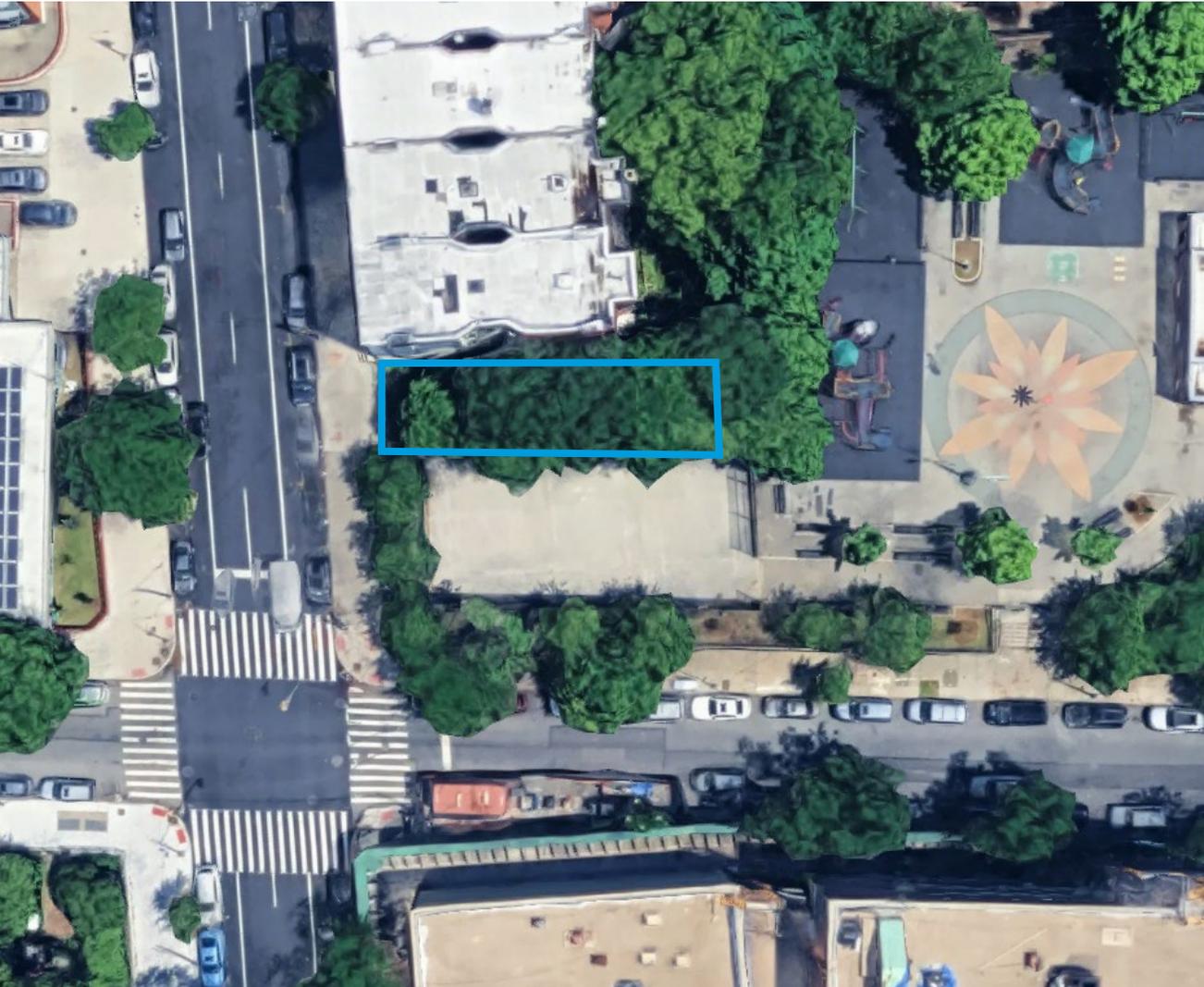
## ➤ **Extremely Low Carry:**

Asset benefits from minimal holding costs, with projected real estate taxes of only \$469/annum.

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

# 340 Brook Avenue, Bronx, NY 10454

Prime Mott Haven Development: 7,500+ BSF | **FOR SALE**



## Property Information

Block / Lot	2268 / 4
Lot Dimensions	25' x 100'
Lot Sq. Ft.	2,500
Zoning	R6
FAR (Standard)	3.00
FAR (UAP)	3.90
Buildable Sq. Ft. (Standard)	7,500
Buildable Sq. Ft. (UAP)	9,750
Tax Class	1B
Assessment (25/26)	\$2,363
Real Estate Taxes (25/26)	\$469

\*All square footage/buildable area calculations are approximate

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

Exclusively Represented By  
212.544.9500 | arielpa.nyc

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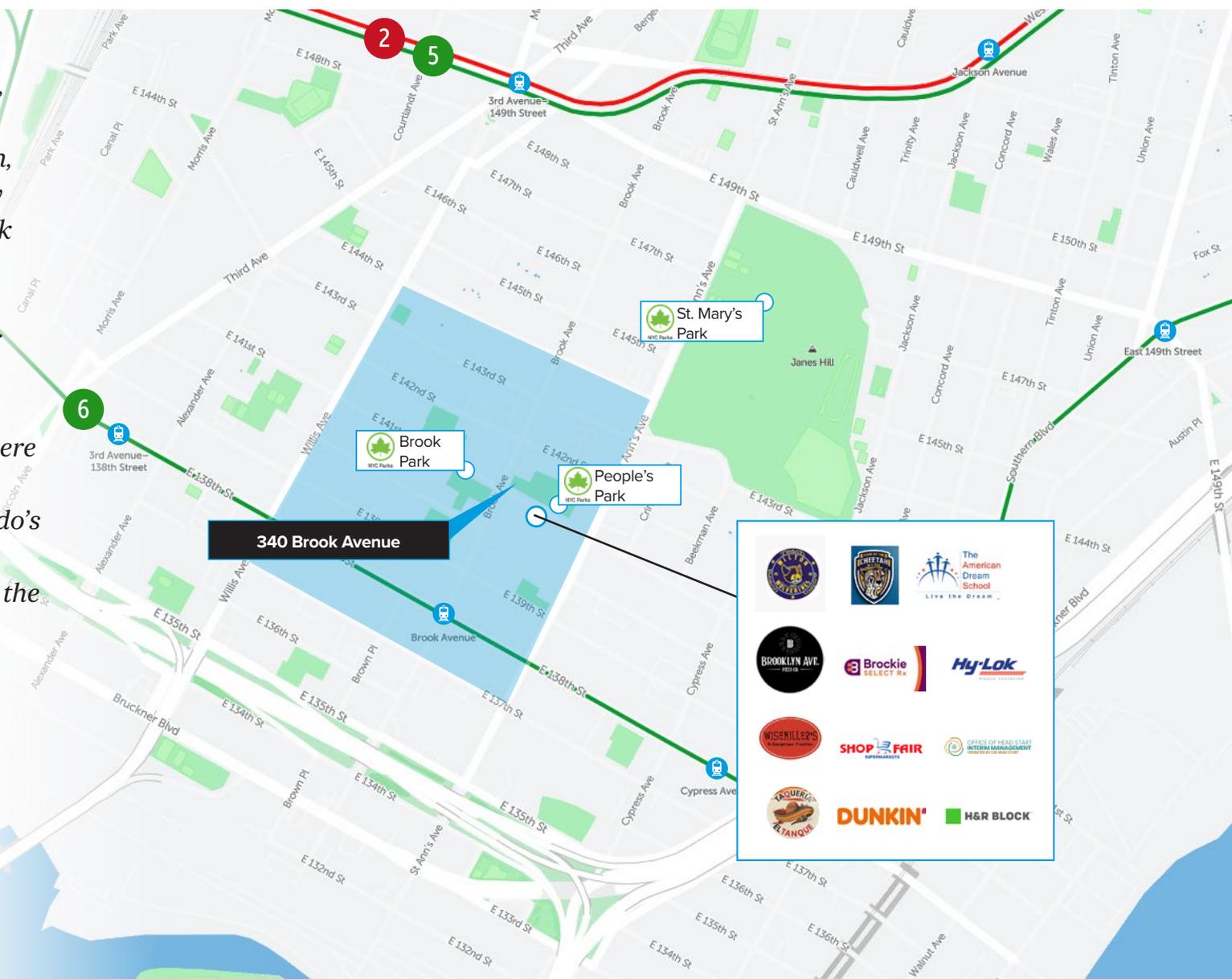
# 340 Brook Avenue, Bronx, NY 10454

Prime Mott Haven Development: 7,500+ BSF | **FOR SALE**



*340 Brook Avenue in the Mott Haven neighborhood of Bronx, New York (10454) is served by excellent public transportation, with the Brook Avenue subway station (6 line) just a short walk away and several bus routes nearby, making it easy to get around the Bronx and to other parts of New York City.*

*For local transport services, there are options like South Bronx Transportation Inc and Gerardo's Transportation that provide additional mobility services in the area.*



**340 Brook Avenue**

- NYC Parks
- St. Mary's Park
- Brook Park
- People's Park
- James Hill
- Brooklyn Ave. Post Office
- Brookline Select RA
- Hy-Lok
- WISERILLER'S
- SHOP FAIR
- OFFICE OF HEAD-START
- TRADER JOE'S
- DUNKIN'
- H&R BLOCK
- The American Dream School
- South Bronx Transportation Inc
- Gerardo's Transportation