

FOR LEASE, JOINT VENTURE OR SALE

3641 Boston Road, Bronx, NY 10466

Large Corner Development Opportunity with 19,500 SF Footprint





# 3641 Boston Road, Bronx, NY 10466

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- Ariel Property Advisors presents 3641 Boston Road, a rare corner development & industrial outdoor storage opportunity in the Bronx's Edenwald neighborhood.
- The property consists of a 19,500 sq. ft. vacant parcel that is currently used as a parking lot. The site measures 175' along Boston Road and 100' along East 224th Street, yielding 275' of wraparound frontage with an additional access point on East 223rd Street.
- Located on the East side of Boston Road between Williamsbridge and Eastchester, the premises provides convenient access to a host of local retailers, restaurants and neighborhood amenities.
- It also offers excellent access to mass transit, located near multiple bus routes, and is within a short distance of the 2 and 5 subway lines at the Baychester Avenue station.
- Designated as a Qualified Site within a Greater Transit Zone through the City of Yes zoning initiative, 3641 Boston Road presents a premier opportunity for developers to bring much-needed housing and commercial space to a growing Bronx neighborhood.
- The extensive lot size also makes it an ideal rezoning location and provides owner-user optionality for those seeking ample parking and street exposure.
- Ownership is open to various offer structures including joint ventures, ground leases, or contracts to rezone the property



## Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | [arielpa.nyc](mailto:arielpa.nyc)

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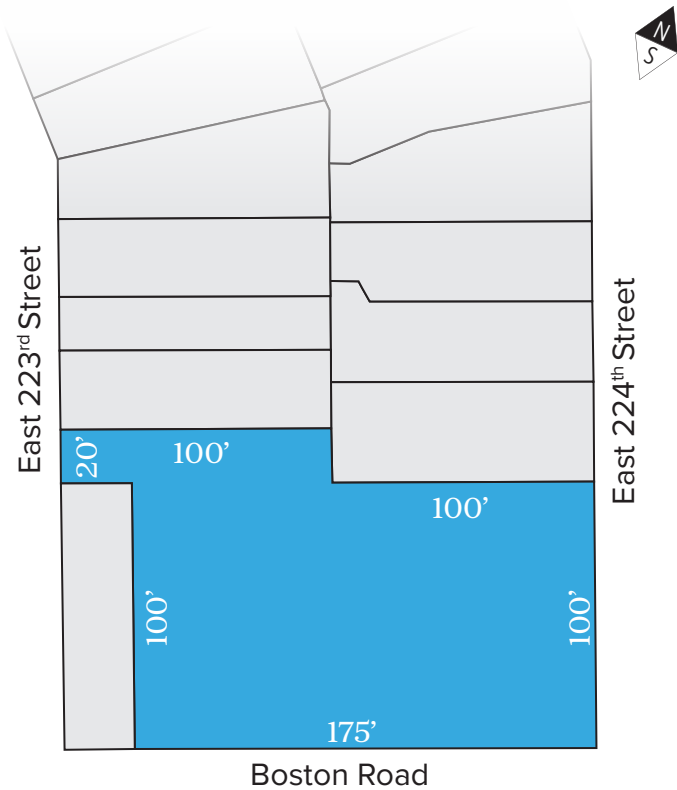
For Financing  
Information:

Matthew Swerdlow x56  
[mswerdlow@arielpa.com](mailto:mswerdlow@arielpa.com)

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175' X 100'

LOT DIMENSIONS

R5;C2-2

ZONING

19,500

LOT SQ. FT.

48,750

BUILDABLE SQ. FT.  
(MIXED-USE WITHIN  
GREATER TRANSIT ZONE)

Edenwald

LOCATION

5

Bx16

Bx30

Bx31

SUBWAY AND BUS LINES

Development Scenarios	FAR	BSF
Qualified Residential Site - Residential only	2.00	39,000
Community Facility	2.00	39,000
Qualified Residential Site - Mixed-Use Within Greater Transit Zone	2.50	48,750

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## Property Information

Block / Lot	4889 / 2
Lot Dimensions	175' x 100'
Lot Sq. Ft.	19,500
FAR (Qualified Residential Site - Residential only)	2.00
FAR (CF)	2.00
FAR (Qualified Residential Site - Mixed-Use Within Greater Transit Zone)	2.50
Buildable Sq. Ft. (Residential only)	39,000
Buildable Sq. Ft. (CF)	39,000
Buildable Sq. Ft. (Qualified Residential Site - Mixed-Use Within Greater Transit Zone)	48,750
Tax Class	4
Assessment (25/26)	\$552,240
Real Estate Taxes (25/26)	\$59,432

\*All square footage/buildable area calculations are approximate

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*The property is near car dealerships and development sites, making it ideal for retail.*

## Transportation Score



81

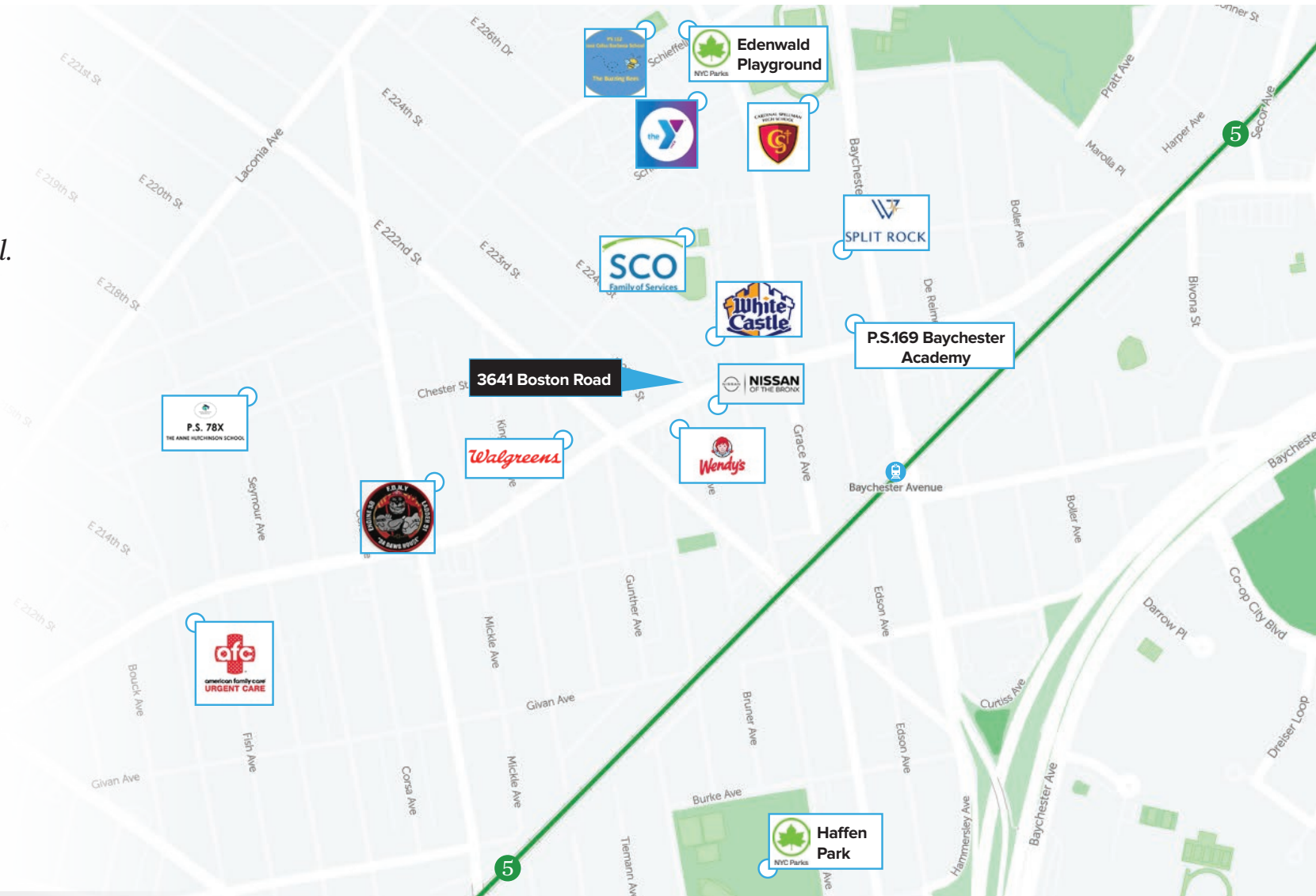
Public Transportation



84

Walker's Paradise

[Visit Walk Score Website](#) →



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