

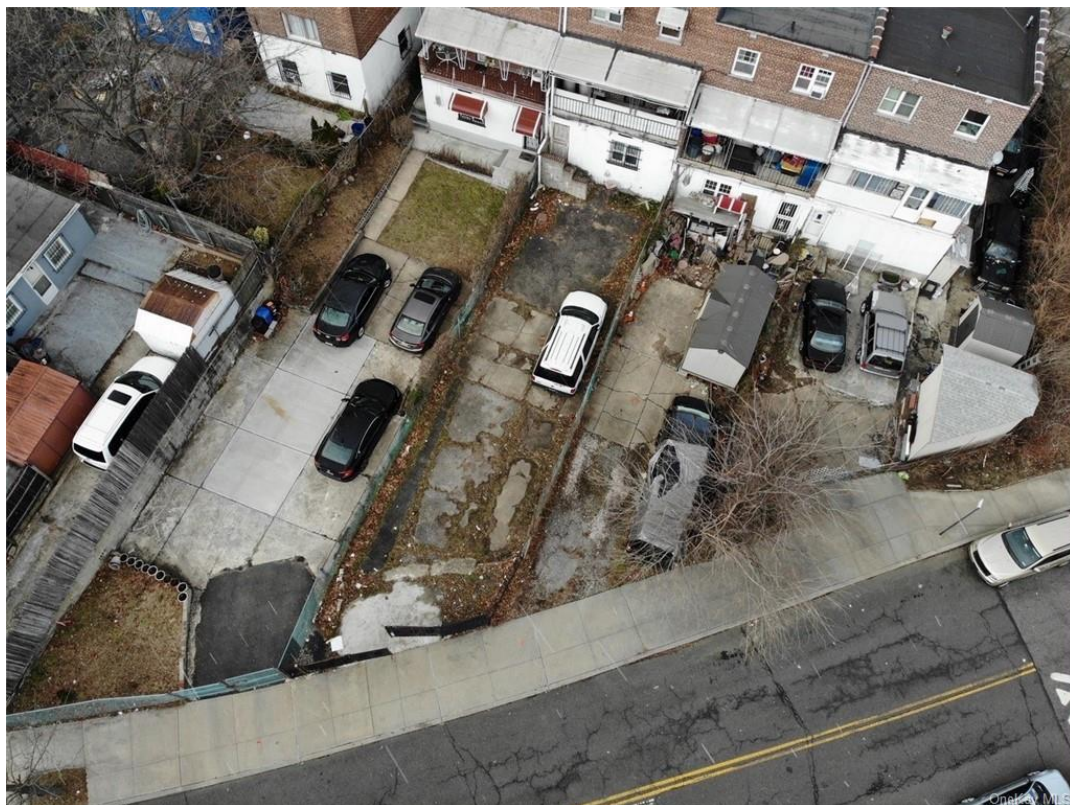
VACANT LOT FOR SALE
PRIME DEVELOPMENT OPPORTUNITY
1717 SEXTON PLACE
BRONX, NEW YORK

Location:	West side of Sexton Place between Kingsland and Givan Avenues
Block:	4752
Lot:	154
Lot Size:	58' x 42'
Lot Square Footage:	1,730 (approx)
Zoning: (FAR)	R5 (1.25) Height Limit 40' Community Facility (2.0)
Total Buildable	2,162
Square Feet:	
Assessment:	\$476 (20/21)
Real Estate Taxes:	\$95.04

Description: A 58' wide vacant lot on a nice residential block that close to the 5 train. The zoning allows a three and four story building to be built. The property can be a single family, a two family or a multifamily building. The lots triangular shape allows two or three buildings to be built or one building with a wide façade. Please note the frontage is 85' wide.

The property is located in an area that under a lot of development. When the units are built there will be a lot of demand for them from young professionals and artists from the city and the local neighborhoods. They love the fact that Laconia is not far from the city and is close to public transportation. All these factors makes this a prime development opportunity that a developer will enjoy developing.

ASKING PRICE: \$650,000
OR \$301 PER BUILDABLE SQUARE FOOT
For Further Information or Inspection, Please Contact Exclusive Sales Agent:
Kervin Vales (212) 396-8244







RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS-PLANNERS
3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
Ph. (646) 773-4588
PH (917) 544-8174
FAX (718) 231-2067

TITLE NO.

AREA=1730.228 SQ. FT.



Red
proposed
Construction
40x40x3=
4,800'

SCALE 1" = 16'

DATE OF SURVEY: DECEMBER 30, 2019
MAP DRAFTED : JANUARY 07, 2020

STAKE-OUT SURVEY
OF
TAX LOT No. 154
TAX BLOCK No. 4752
ON SEXTON PLACE
IN THE BOROUGH
OF THE BRONX
CITY AND STATE OF N.Y.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE
OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE
ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS
SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR
WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE
COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED
HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE
LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209,
SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH
THE SEAL OF THE LAND SURVEYOR'S EMBOSSED OR PINKED SEAL
ARE CONSIDERED TO BE TRUE COPIES.

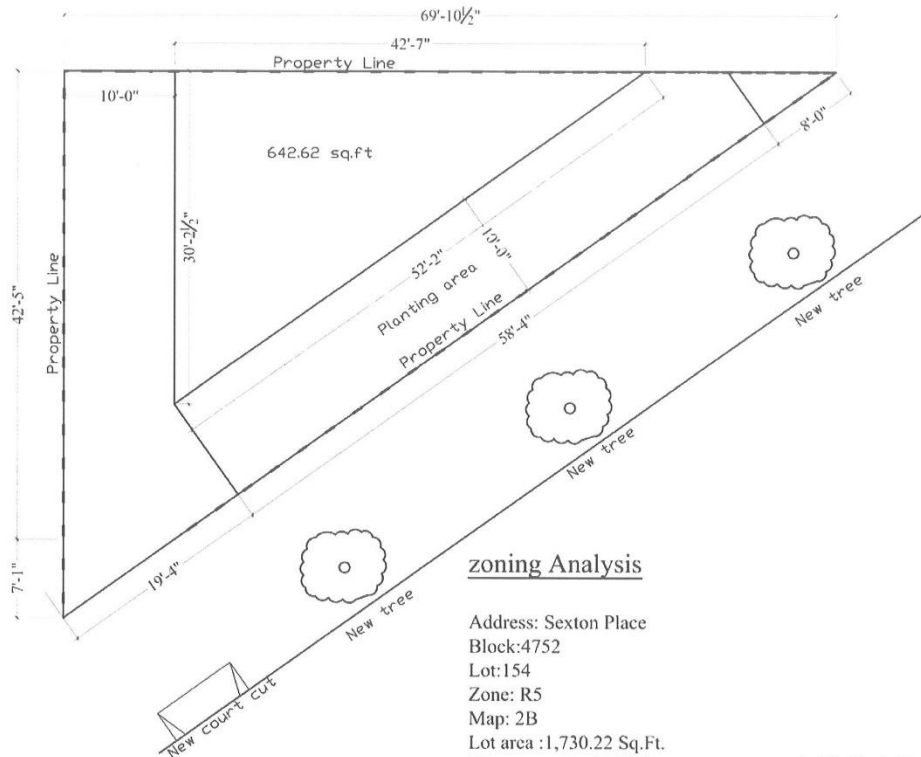
REFER TO AS LOT 154 BLOCK 4752 AS SHOWN ON
THE OFFICIAL TAX MAP OF THE BOROUGH OF
THE BRONX, CITY AND STATE OF NEW YORK.

CERTIFIED TO :

- 1.
- 2.
- 3.
- 4.







zoning Analysis

Address: Sexton Place

Block: 4752

Lot: 154

Zone: R5

Map: 2B

Lot area : 1,730.22 Sq.Ft.

Floor area permit : 1.25

Proposed

Maximum Lot coverage= 55%

Proposed

Minimum Required Open Space= 45%

Proposed

Permitted # of Units= factor 760

Proposed

Maximum street wall height

Proposed

Maximum Building Height

Proposed

Parking Required max 66%

Proposed

Parking space to all residential

Proposed

Street tree Planting every 25 ft. of property front on the street

Proposed

Street tree Planting area of the front yard minimum 30%

Proposed

$$1,730.22 \times 1.25 = 2,162.77 \text{ Sq.Ft.}$$

$$642.62 \times 3 \text{ floors} = 1,927.86 \text{ Sq.Ft.}$$

$$1,730.22 \times .55 = 951.62 \text{ Sq. Ft.}$$

$$642.62 / 1,730.22 = 37\% < 55\%$$

$$1,730.22 \times .45 = 778.59 \text{ Sq. Ft.}$$

$$1,730.22 - 642.62 = 1,087.6 \text{ Sq.Ft.}$$

$$1,927.86 / 760 = 2.53 = 2 \text{ Dwelling Units}$$

2 family.

30'

30'

40'

40'

$$778.59 \times .66 = 513.86 \text{ sq.ft.}$$

$$10' \times 42'-5" + \{7'-1" \times 10' / 2\} = 35.41 = 459.57 \text{ sq.ft.}$$

85%

$$2 \times .85 = 1.7 = 2 \text{ parking space}$$

$$85.64' / 25' = 3.42 = 3 \text{ trees}$$

$$10' \times 58'-4" = 583.3 \text{ sq.ft.} \times .30 = \text{Sq.Ft.}$$