

FOR SALE

2800 WEBSTER AVENUE BRONX, NY 10458

**MIXED-USE DEVELOPMENT
OPPORTUNITY IN BEDFORD PARK**

Buildable SF Standard Residential

74,094 SF

Buildable SF UAP

89,040 SF

Buildable SF Commercial

66,780 SF

Buildable SF Community Facility

66,780 SF



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BEDFORD PARK DEVELOPMENT OPPORTUNITY | 89,040 BSF UAP

Prime mixed-use development opportunity in the heart of Bedford Park.

This 15,900 SF lot offers an impressive 221 feet of frontage along bustling Webster Avenue, just steps from the New York Botanical Garden.

The site offers exceptional access to transit, including the B/D and 4 subway lines, Metro-North, and multiple bus routes. Just steps from the New York Botanical Garden, it's near Fordham University, the Bronx Zoo, and Montefiore Medical Center.

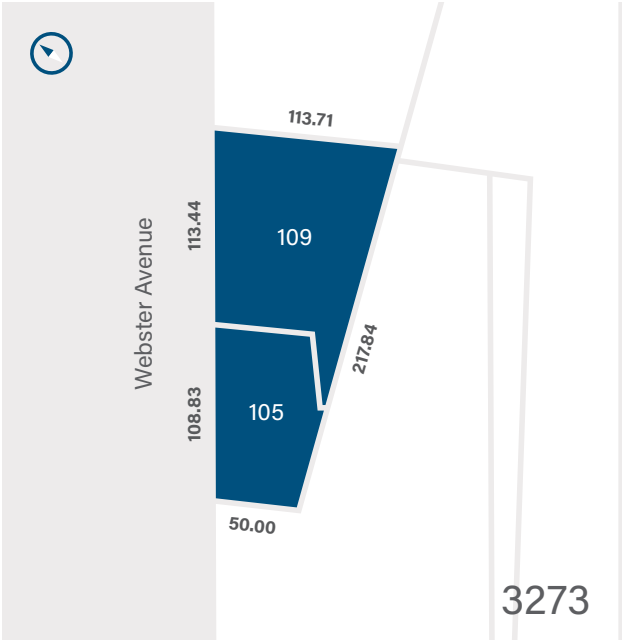
Development	FAR	BSF
Standard	4.66	74,094
Community Facility and/or Commercial	4.2	66,780
UAP	5.6	89,040

Lot Dimensions (Irregular)
221 ft x 113 ft

Zoning
C4-5D (R7D resi equivalent)

Lot SF
14,900

Buildable Area UAP
89,040 SF



KATHY ZAMECHANSKY
Office: 718-829-5775 / Cell: 347-386-9452



DAVID SIMONE
Office: (212)207-2403 / Cell: (917)559-4584

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BEDFORD PARK DEVELOPMENT OPPORTUNITY | 89,040 BSF UAP

Neighbourhood	Bedford Park
Block / Lot	3273 / 109, 105
Lot Dimensions	221 ft x 92 ft
Lot Sq. Ft.	10,900
Zoning	C4-5D (R7D Residential Equivalent)
FAR (Standard)	4.66
FAR UAP	5.6
Commercial	4.2
FAR (Community Facility)	4.2
Buildable SF (Standard)	74,094
Buildable SF (UAP)	89,040
Buildable SF Commercial	66,780
Buildable SF Community Facility	66,780
Assessment	\$781,290
Real Estate Taxes	\$84,082

**All square footage/buildable area calculations are approximate*



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ASKING PRICE \$9,500,000

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TRANSPORTATION AND MAJOR DEVELOPMENTS NEAR 2800 WEBSTER AVENUE



- 1 Metro North Fordham Station
- 2 Metro North Botanical Garden
- 1 **2740 Webster Avenue** (No Permits Filed Yet)
800,000 SF Dormitory and Housing Complex
- 2 **2850 Webster Avenue** (Completed 2023)
12-story affordable senior housing
- 3 **2868 Webster Avenue** (Under Construction)
12-story mixed-use affordable housing
- 4 **3118 Webster Avenue** (Permits Filed)
11-story mixed-use development
- 5 **2324 Webster Avenue** (Permits Filed)
8-story mixed-use building
- 6 **2043 Webster Avenue** (Permits Filed)
7-story mixed-use building
- 7 **450 Bedford Park Boulevard** (No Permits Filed Yet)
270 Units Affordable Senior Housing



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CONCOURSE
REALTY PARTNERS

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