

## **VACANT NORTH BRONX PARKING LOT WITH OVER 30,000 SF** OF BUILDABLE POTENTIAL IN THE OLINVILLE NEIGHBORHOOD

3730 BRONX BOULEVARD - RM Friedland and Lala Realty Group are pleased to present 3730 Bronx Boulevard, a 100 ft x 100 ft, 10,001 SF vacant lot in the Olinville neighborhood of The Bronx, just south of East 219th Street.

The property offers an exciting opportunity for development, benefiting from its favorable zoning, which allows for over 30,000 Sf of buildable potential. This site is ideal for a multifamily development, and with the right approach, developers can optimize the buildable area to meet current market demands.

Given its proximity to public transportation, shopping, and dining, the property is strategically positioned for tenants seeking convenience. The 225th Street and 219th Street subway stations, both serving the 2 and 5 lines, are just a short walk away, providing easy access to Manhattan and other parts of the Bronx. Local amenities include nearby grocery stores such as Foodverse Market and Kingston Tropical Bakery, as well as dining options like Agra Grill. For daily errands, residents can find a Rite Aid pharmacy just a few blocks away, and Montefiore Medical Center's Wakefield Campus is less than half a mile from the property, offering convenient healthcare

Est. 30,003	Zoning:	
Buildable SF	R6A	
Lot Size:	Base FAR:	
10,001 SF	3.00	
Est Tax Bill = \$21,249		

access. Additionally, recreational spaces like Rienzi Playground and Agnes Haywood Playground are within walking distance, providing outdoor leisure options for future residents.

This parcel represents a prime opportunity to develop in a high-demand area with strong potential for future growth in the Bronx.

Marco Lala · (914) 380-3806 mlala@rmfriedland.com



David Raciti • (914) 775-7322 draciti@rmfriedland.com



Jack Lala · (914) 363-7903 ilala@rmfriedland.com

– FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

Michelle Lala • (914) 861-3183 mplala@rmfriedland.com

LALA REALTY GROUP OF LODI, NJ **TEAMLALACRE.COM** 

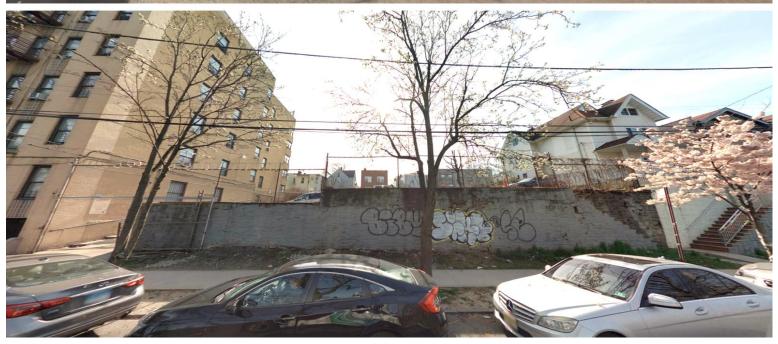
RM FRIEDLAND OF HARRISON, NY RMFRIEDLAND.COM



#### PAGE 2 OF 6

# 3730 Bronx Boulevard

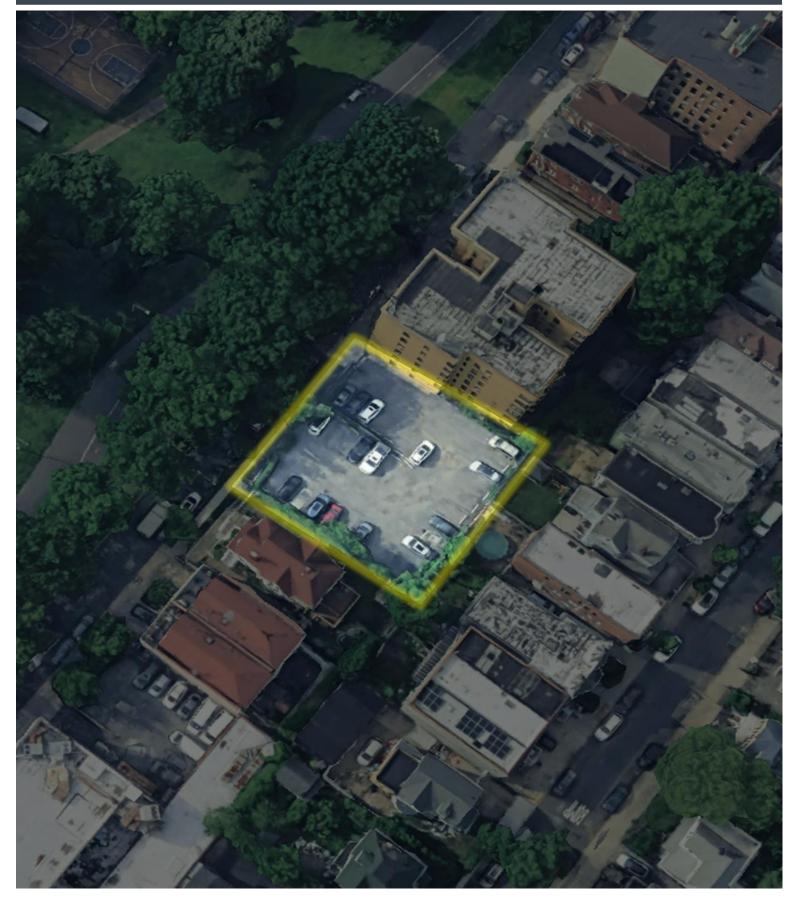




ALL INFORMATION HEREIN IS DERIVED FROM WHAT WE CONSIDER RELIABLE THIRD PARTY SOURCES AND IS PROVIDED WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED. WE DO NOT REPRESENT THAT SAID INFORMATION IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. OFFERINGS ARE SUBJECT TO ERRORS, OMISSIONS, REVISIONS, PRICE CHANGES, OR WITHORAWAL WITHOUT NOTICE. RM FRIEDLAND LLC, LALA REALTY GROUP LLC, RM FRIEDLAND CT. LLC, AND/OR THEIR RESPECTIVE AGENTS OR EMPLOYEDS SHALL NOT BE HELD LAND LLE TO ANYONE FOR ANY ERRORS, OMISSIONS OR INACCURACIES UNDER ANY CIRCUMSTANCES. CONDUCT A CAREFUL AND INDEPENDENT EXAMINATION OF THE PROPERTY TO DETERMINE TO YOUR SATSFACTION ITS SUITABILITY TO YOUR NEEDS.



# 3730 Bronx Boulevard



ALL INFORMATION HEREIN IS DERIVED FROM WHAT WE CONSIDER RELIABLE THIRD PARTY SOURCES AND IS PROVIDED WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED. WE DO NOT REPRESENT THAT SAID INFORMATION IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH, OFFERINGS ARE SUBJECT TO ERRORS, OMISSIONS, REVISIONS, PRICE CHANGES, OR WITHOUT NOTICE. RM FRIEDLAND LLC, LAJA REALTY GROUP LLC, RM FRIEDLAND CT, LLC, AND/OR THEIR ESPECTIVE AGENTS OR EMPLOYEES SHALL NOT BE HELD LUBLE TO ANYONE FOR ANY ERRORS, OMISSIONS OR INACCURACIES UNDER ANY CIRCUMSTANCES. CONDUCT A CAREFUL AND INDEPRIDENT EXAMINATION OF THE PROPERTY TO DETERMINE TO YOUR SATSFACTION ITS SUTABILITY TO YOUR NEEDS.



#### PAGE 4 OF 6

## 3730 Bronx Boulevard

### 3730 BRONX BOULEVARD, 10467

Bronx (Borough 2) Block 4649 | Lot 16

> Zoning District R6A

Intersecting Map Layers Transit Zone, FRESH Zone Coastal Zone

**SOURCE** https://zola.planning.nyc.gov



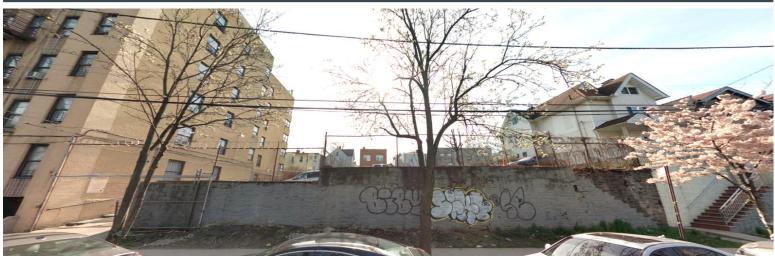


ALL INFORMATION HEREIN IS DERIVED FROM WHAT WE CONSIDER RELABLE THIRD PARTY SOURCES AND IS PROVIDED WITHOUT WARRANTIES OF ANY KIND, ETHER EXPRESS OR IMPLIED. WE DO NOT REPRESENT THAT SAID INFORMATION IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH, OFFERINGS ARE SUBJECT TO ERRORS, OMISSIONS, REVISIONS, PRICE CHANGES, OR WITHDRAWAL WITHOUT NOTICE. RM FRIEDLAND LLC, LALA REALTY GROUP LLC, RM FRIEDLAND CT, LLC, AND/OR THEIR ACENTS OR EMPLOYEES SHALL NOT BE HELD LIABLE TO ANYONE FOR ANY ERRORS, OMISSIONS OR INACCURATE OR CONSTANCES. CONDUCT A CAREFUL AND INDEPENDENT EXAMINATION. OF THE PROPERTY TO DETERMINE TO YOUR SATSFACTION. ITS SUITABILITY TO YOUR NEFEDS.



Ro  

## **PROPERTY INFORMATION**



LOCATION	
Address	3730 Bronx Blvd
Municipality	Bronx
State	NY
Zip Code	10467
Parcel Number	04649-0016
Area	Olinville

PARCEL & ZONING	
Parcel Count	1
Dimensions	100 ft x 100.01 ft
SF (Approx.)	10,001
Zoning	R6A
Floor Area Ratio	3.00
Maximum Buildable SF	30,003

RE TAX 2024/2025	Class: 4
Assessed Value	\$200,610
Estimated Rate	10.592%
True/Full Tax	\$21,249
Abatements/Fees	\$0
Estimated Tax Expense	\$21,249

INFORMATION HEREIN IS DERIVED FROM WHAT WE CONSIDER RELIABLE THIRD PARTY SOURCES AND IS PROVIDED WITHOUT WARRANTIES ANY KIND, EITHER EXPRESS OR IMPLIED. WE DO NOT REPRESENT THAT SAID INFORMATION IS ACCURATE OR COMPLETE, AND IT SHOULD BE RELIED UPON AS SUCH. OFFERINGS ARE SUBJECT TO ERRORS, OMISSIONS, REVISIONS, PRICE CHANGES, OR WITHDRAWAL WITHOUT ICE. RM PRIEDLAND LLC, LALA REALTY GROUP LLC, RM FRIEDLAND CT, LLC, AND/OR THEIR RESPECTIVE AGENTS OR EMPLOYEES LL NOT BE HELD LIABLE TO ANYONE FOR ANY ERRORS, OMISSIONS OR INACCURACIES UNDER ANY CIRCUMSTANCES, CONDUCT A CAREFUL INDEPENDENT EXAMINATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION ITS SUITABILITY TO YOUR NEEDS.



PAGE 5 OF 6







MARCO LALA



JACK LALA





MICHELLE LALA

We Sell Buildings & Land 25+ Year Track Record \$1.7B+ In Total Sales New York & New Jersey

Connect: team.lala@rmfriedland.com teamlalacre.com

OUR TEAM OF ADVISORS PROVIDES FREE AND CONFIDENTIAL PROPERTY EVALUATIONS, EQUITY REVIEWS AND CONSULTATIONS