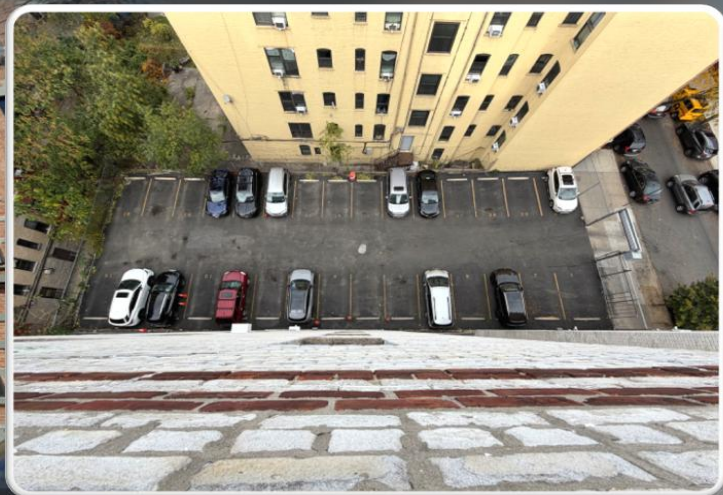


Closed 5/8/26

◆ R8 ZONED BRONX DEVELOPMENT SITE

◆ SALE PRICE \$3,150,000



## R8-ZONED, 50' x 135' DEVELOPMENT SITE OFFERING FROM 40K TO OVER 48K BUILDABLE SQUARE FEET IN THE MOUNT HOPE SECTION OF THE BRONX

**1917 Morris Avenue, The Bronx** - Team Lala of RM Friedland closed out the sale of this 6,750-square-foot R8-zoned development site located at 1917 Morris Avenue in the Mount Hope section of The Bronx.

We estimate that this 50' x 135' parcel offers between 40,635 and 48,600 buildable SF, providing a strong opportunity for residential development in a high-demand Bronx corridor.

Situated just south of West Tremont Avenue, the property lies within the Mount Hope neighborhood and is surrounded by a mix of multifamily properties, schools, and neighborhood retail.

The location offers excellent access to public transportation, with nearby stations at Grand Concourse and Tremont Avenue as well as Jerome Avenue and Burnside Avenue, providing convenient connectivity throughout the Bronx and into Manhattan.

This site offers an exceptional opportunity for developers seeking a scalable, transit-accessible multifamily project in a proven Bronx location.

Lot Size:  
6,750 SF

Zoning:  
R8

Parcel #  
02828-0029

Est Tax Bill:  
\$36,661

Base FAR:  
6.02

UAP FAR:  
7.20

Base Buildable:  
40,635 SF

UAP Buildable:  
48,600 SF (UAP)

Price / BSF:  
\$78

Price / UAP BSF:  
\$65

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES



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draciti@rmfriedland.com



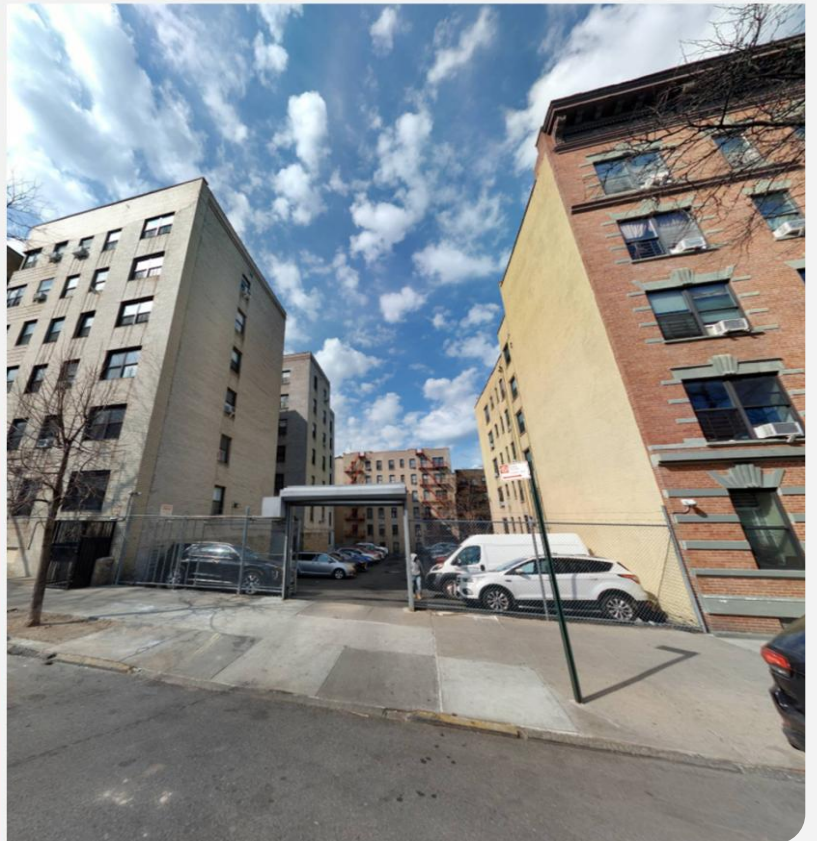
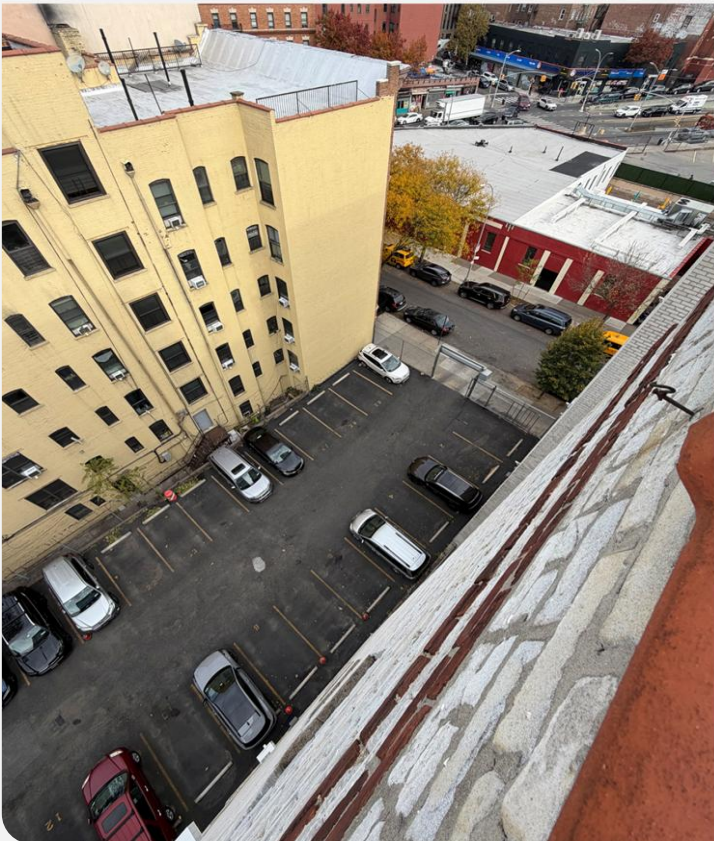
Jack Lala ◦ (914) 363-7903  
jlala@rmfriedland.com



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

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# 1917 MORRIS AVE



# 1917 MORRIS AVE

**1917 MORRIS AVENUE, 10453**

Bronx (Borough 2)

Block 2828

Lot 29

**Zoning District**

R8

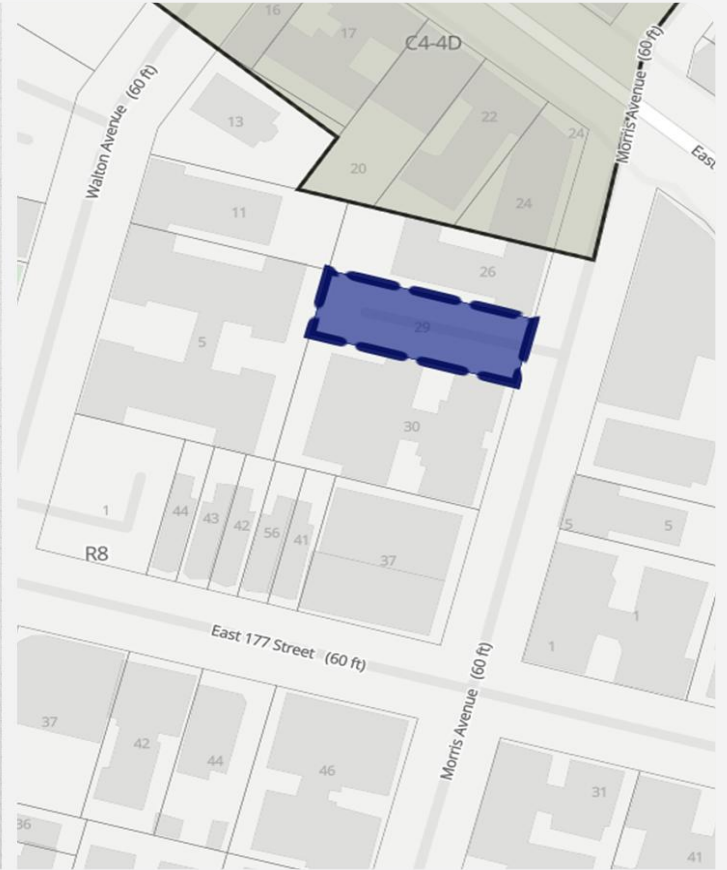
**Intersecting Map Layers**

FRESH Zone

Appendix I

**SOURCE**

<https://zola.planning.nyc.gov>



**LALA**  
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of

**RM FRIEDLAND**

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*Marco Lala*



*Jack Lala*



*Dave Raciti*



*Michelle Lala*

**Our Team Of Advisors**  
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**Property Evaluations, Equity**  
**Reviews, & Consultations**

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**[teamlalacre.com](http://teamlalacre.com)**