



Mena Realty Homes Corp.

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PROPERTY INFORMATION
EXCLUSIVE LISTING

1828 Waterloo Pl, Bronx, NY 10460

East Tremont • R7-1 development lot

Vacant Land

Zoning R7-1

25 × 65

±5,590 Buildable SF

Block/Lot 2958 / 77

LIST PRICE

\$550,000

LOT SIZE

25 × 65

BUILDABLE (RES.)

±5,590 sf

PRICE / BUILDABLE SF

\$98



Lot Details

Lot	25 × 65 (1,625 sq ft)
Zoning	R7-1
Residential FAR	3.44 → ±5,590 sq ft
Community facility FAR	4.80 → ±7,800 sq ft
Block / Lot	2958 / 77
Tax class	V0 • vacant land
Price / buildable sq ft	\$98
Delivery	Vacant land

About the property. Vacant development lot in East Tremont, zoned R7-1. The 25 × 65 lot allows approximately 5,590 sq ft of residential floor area, or about 7,800 sq ft for community facility use — suitable for a multi-family building. **Location.** Near the 2/5 trains at East Tremont Av–West Farms Sq, Crotona Park, the Bronx Zoo and East Tremont Avenue shopping, with quick access to the Cross Bronx Expressway.

Development Snapshot

Use	FAR	Max floor area (approx.)	Notes
Residential (R7-1)	3.44	5,590 sq ft	Multi-family apartment building
Community facility	4.80	7,800 sq ft	Medical, school and similar community uses

Floor area figures are lot area × FAR from NYC PLUTO and are estimates only. Buyers should confirm zoning, yard, height and unit-count rules with their architect.

Highlights

- R7-1 zoning — one of the Bronx's higher-density residential districts
- Approx. 5,590 sq ft residential / 7,800 sq ft community facility floor area
- Delivered vacant — no tenants, no structure to demolish
- Transit-rich: 2/5 trains at West Farms Sq nearby

Possible Uses

- Multi-family residential building (approx. 5,590 sq ft)
- Community facility building (approx. 7,800 sq ft)
- Mixed-use building with ground-floor community facility
- Long-term land hold in a transit-served area

Schedule a showing: Mena Realty (347) 766-6362 • office@menarealty.com