

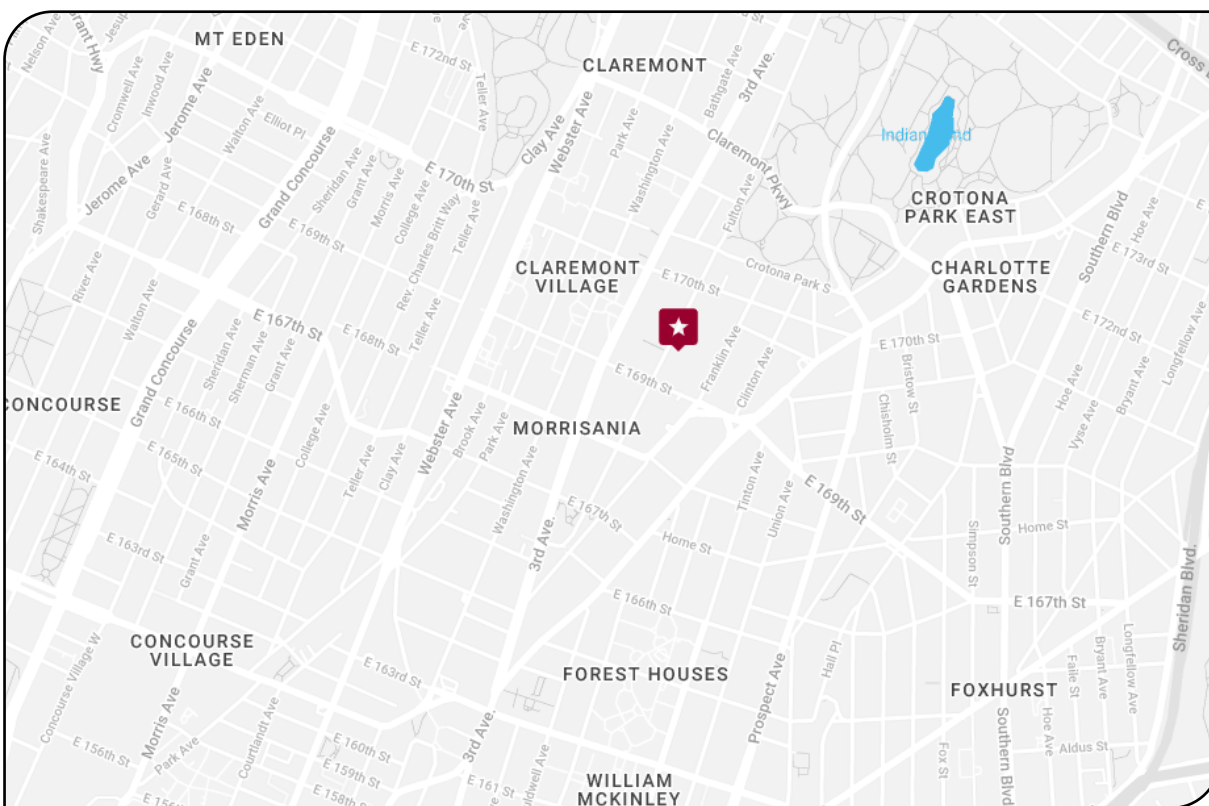
# 1332 FULTON AVENUE

BRONX, NY



# EXECUTIVE SUMMARY

Lee & Associates NYC is pleased to present 1332 Fulton Avenue in the Bronx, New York (the "Property"). The Property is currently configured as a four-story building for school and day care usage, and has a rooftop play area. The Property was constructed in 1972 for day care usage and has been occupied in this capacity ever since. The Property is also underbuilt based on zoning and allowable Community Facility FAR.



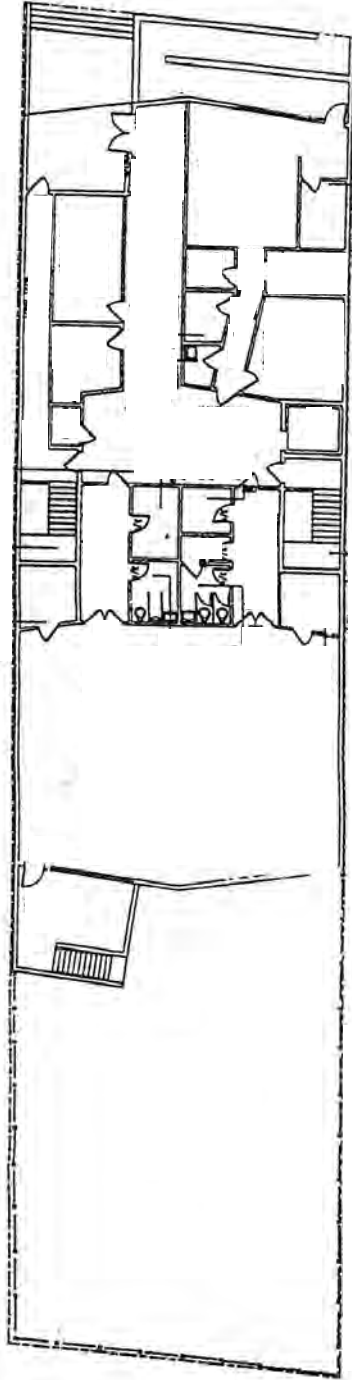
# SITE SUMMARY

Address	1332 Fulton Avenue, Bronx, NY 10456
Block / Lot	2931 / 15
Lot Dimensions	51.22' x 208.12'
Lot SF	10,655
Gross SF	25,039
Floors	4
Zoning	R6
Tax Class	4
2022/2023 Tentative RE Taxes	\$128,495

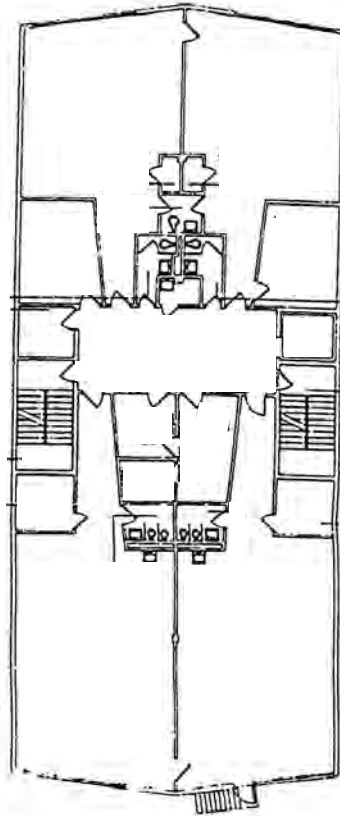


# FLOOR PLANS

GROUND FLOOR

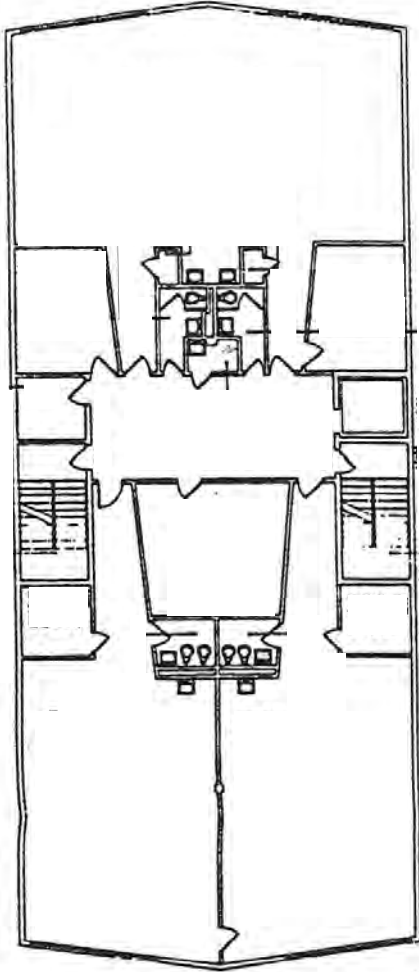


SECOND FLOOR

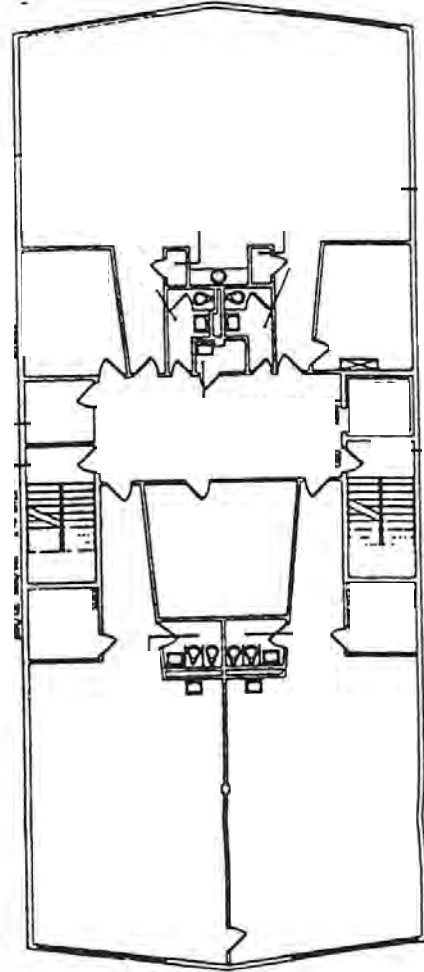


# FLOOR PLANS

THIRD FLOOR

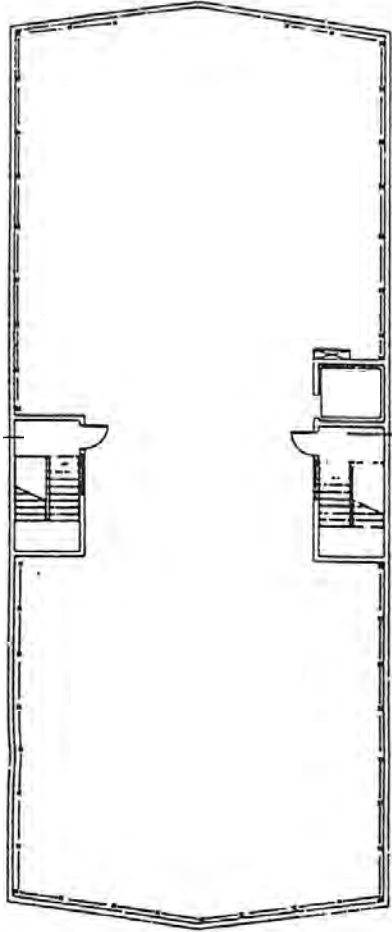


FOURTH FLOOR

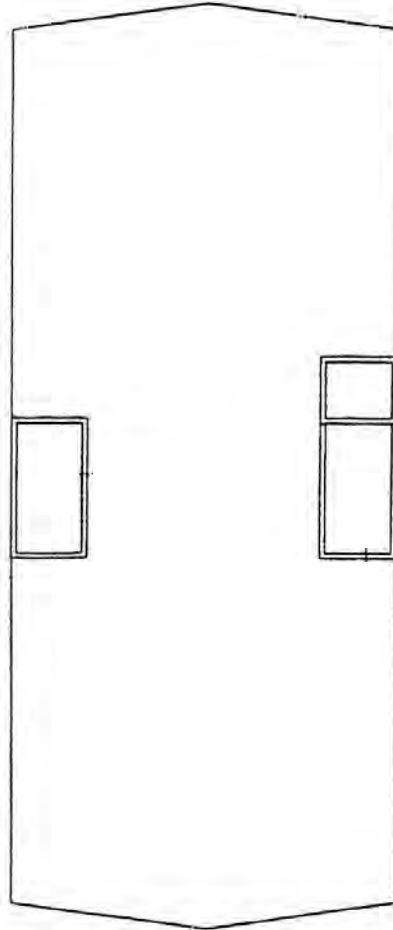


# FLOOR PLANS

ROOF PLAN



BULKHEAD PLAN



# CERTIFICATE OF OCCUPANCY

FORM 54-C (REV. 6/7/61) 12M-7037-7149  
WAS

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS  
CERTIFICATE OF OCCUPANCY

BOROUGH THE BRONX DATE: NOV 30 1971 NO. 46732

This certificate supersedes C.O. No. ~~Temp. 46691-71~~ ZONING DISTRICT R-6

THIS CERTIFIES that the new-altered-existing building-premises located at Block 2931 Lot 19,16  
1330 Fulton Avenue

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING RESOLUTION BUILDING CODE			DESCRIPTION OF USE
			DWELLING OR HOUSING UNITS	USE GROUP	HABITABLE ROOMS	
First	On Gnd.	156		4A	G	Community Center.
Second	60	84		4A	G	Day Care Center.
Third	60	82		4A	G	Day Care Center.
Fourth	60	82		4A	G	Day Care Center.
Roof	100	60		4A	G	Day Care Center.

NOTE: FIRE DEPARTMENT APPROVAL OF INTERIOR FIRE ALARM SYSTEM RECEIVED.

Other open uses 3600

OPEN SPACE USES (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*J. M. Cohen*  
BOROUGH SUPERINTENDENT

COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

# CERTIFICATE OF OCCUPANCY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the **east** side of **Fulton Avenue**  
distant **307.07** **north** **xxxx** feet from the corner formed by the intersection of  
**Fulton Avenue** and **east 107th Street**  
running thence **north 50.77** feet; thence **east 207.96** feet;  
thence **south 50.08** feet; thence **west 87.06** feet; thence **west 121.09** feet;  
thence **south 50.08** feet; thence **east 207.96** feet;  
thence **north 50.77** feet; thence **east 107th Street** feet;  
to the point or place of beginning.

**xxxx** **180-70** **11-30-71** **CONSTRUCTION CLASSIFICATION** **1-D (1 Hr.)**  
N.B. or A.L. No. DATE OF COMPLETION  
BUILDING OCCUPANCY GROUP CLASSIFICATION **xxxx** HEIGHT **four** STORIES **Roof** FEET **55.0'**

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM (C26-1702.1)	<b>no</b>		AUTOMATIC SPRINKLER SYSTEM (C26-1703.1)	<b>no</b>	
YARD HYDRANT SYSTEM (C26-1702.2)	<b>no</b>		CENTRAL STATION SUPERVISION (C26-1703.2 & 4)	<b>no</b>	
PRIVATE HYDRANT SYSTEM (C26-1702.17)	<b>no</b>		WATER FLOW ALARM (C26-1703.4)	<b>no</b>	
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM (C26-1702.21)	<b>no</b>		SIAMESE (C26-1703.6)	<b>no</b>	
SMOKE DETECTOR (C26-1703.1 J)	<b>no</b>		TWO AUTOMATIC SOURCES (C26-1703.9(a))	<b>no</b>	
FIRE ALARM AND SIGNAL SYSTEM (C26-1704.1)	<b>yes</b>		ONE AUTOMATIC SOURCE (C26-1703.9(b))	<b>no</b>	
			DOMESTIC WATER SUPPLY SOURCE (C26-1703.9c)	<b>no</b>	

THE FOLLOWING PERMITTED ALTERNATE TO A REQUIRED STANDPIPE SYSTEM WAS PROVIDED OR INSTALLED (C26-1702.1d).

	YES	NO
HAND OR PORTABLE FIRE EXTINGUISHERS SUBJECT TO FIRE DEPARTMENT APPROVAL (C26-1702.16(a))		<b>no</b>
AUTOMATIC SPRINKLER SYSTEM CONNECTED TO A CENTRAL SUPERVISORY STATION (C26-1702.16(b))		<b>no</b>

THE FOLLOWING PERMITTED ALTERNATES TO A REQUIRED AUTOMATIC SPRINKLER SYSTEM WERE INSTALLED.

	YES	NO
PARTIAL SYSTEM (TABLE 17-2). CLARIFY EXTENT OF SYSTEM BELOW.		<b>no</b>
AUTOMATIC DRY SPRINKLER SYSTEM (TABLE 17-2)		<b>no</b>
NON AUTOMATIC DRY SPRINKLER SYSTEM (TABLE 17-2 FOOTNOTE (c))		<b>no</b>
SMOKE DETECTOR ALARM SYSTEM (C26-1703.2)		<b>no</b>
EXTINGUISHING AGENT IF OTHER THAN WATER:		<b>no</b>
EXTENT OF PARTIAL SYSTEM:		<b>no</b>

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
OTHERS: \_\_\_\_\_



# CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Lee & Associates (“Broker”) solely for the use of prospective purchasers of building located at 1332 Fulton Avenue, Bronx, New York 10456 (“The Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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