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Permits Filed for 1164 River Avenue, Concourse, The Bronx

By: Andrew Nelson

Permits have been filed for a 17-story building at 1164 River Avenue in The Bronx's Concourse neighborhood. The site is half a block away from the 167th Street subway station, serviced by the 4 train and just one stop away from Yankee Stadium, and three blocks away from the 167th Street subway station, serviced by the B and D trains. Maddr Equities is listed as responsible for the development.

The 181-foot tall structure will yield 340,000 square feet, with 186,600 square feet dedicated to residential use, and 87,730 square feet for commercial use on the first and second floors. Retail is the most likely to occupy the space, but that is not clarified.

250 units will result, averaging 746 square feet apiece, indicating rentals. The sizable structure will create 250 bicycle and 200 vehicle parking spaces.

Tenants will have access to two laundry rooms, a lobby, recreational space, and a dedicated meeting room. Considering the restrained number of amenities and the Maddr Equities portfolio, it seems likely that this will be an affordable housing project.

Aufgang Architects will be responsible for the design.

The lot is currently vacant, meaning construction can begin as soon as permits are approved. The estimated completion date has not been announced.