



RARE DEVELOPMENT OPPORTUNITY

9 BRUCKNER BOULEVARD • BRONX, NY 10454



Details:

Building Size: 16,205 SF

Lot Size: 10,000 SF

Buildable SF: 30,000 SF

Zoning: M1-2/R6A, MX-1

Taxes: \$73,126

Price: \$7.5mm

Location:

- In the heart of Mott Haven luxury development (Brookfield, RXR, more)
- Easy access to Manhattan via Third Avenue Bridge
- Short walk to subway 4 5 6
- Rare opportunity in neighborhood

Contact Exclusive Agents

Elias Everett - 914.907.3858 - elias@southbronxcommercial.com

Augusto De la Cruz - 929.437.9958 - augusto@southbronxcommercial.com

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BIRD'S EYE OF MOTT HAVEN



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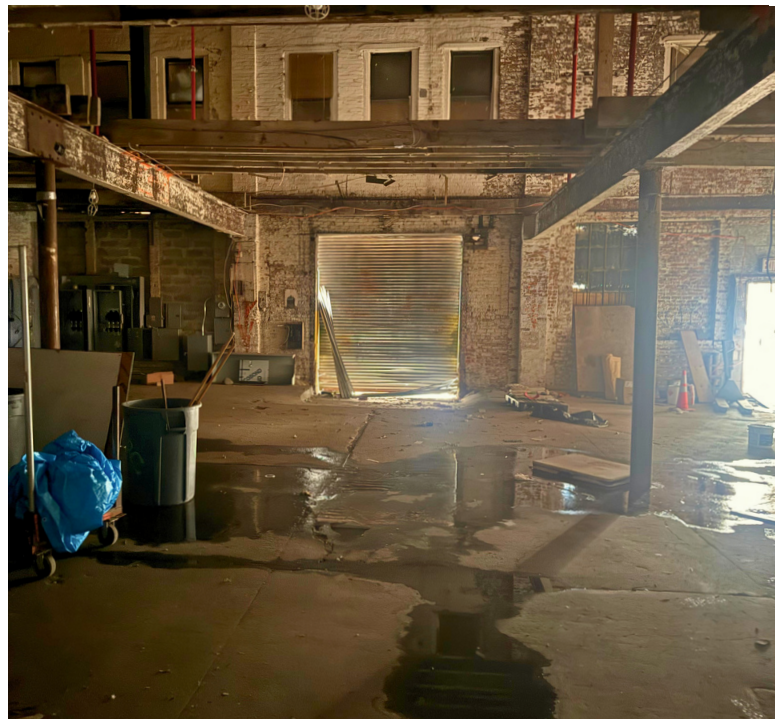
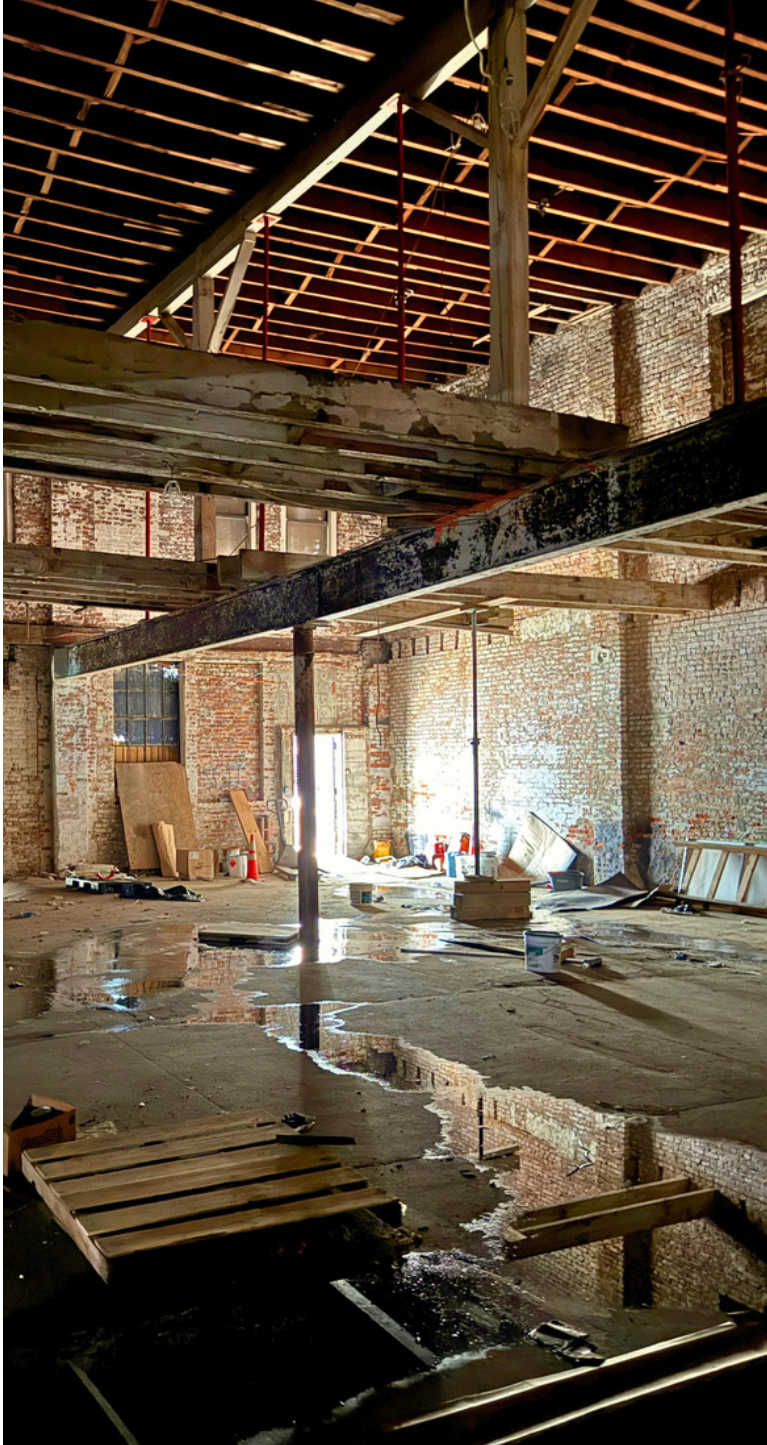
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INTERIOR PHOTOS



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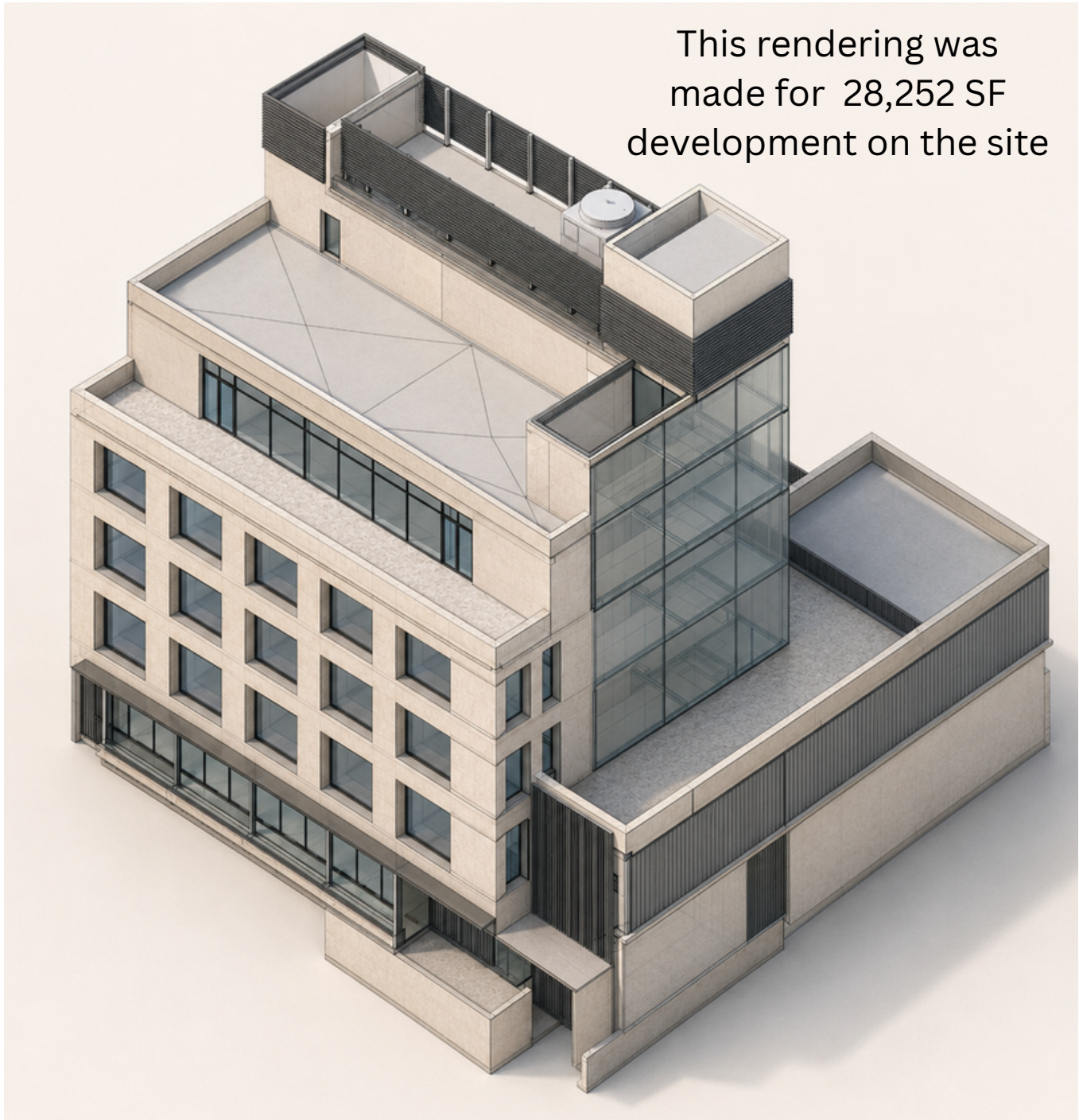
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CONCEPTUAL RENDERING



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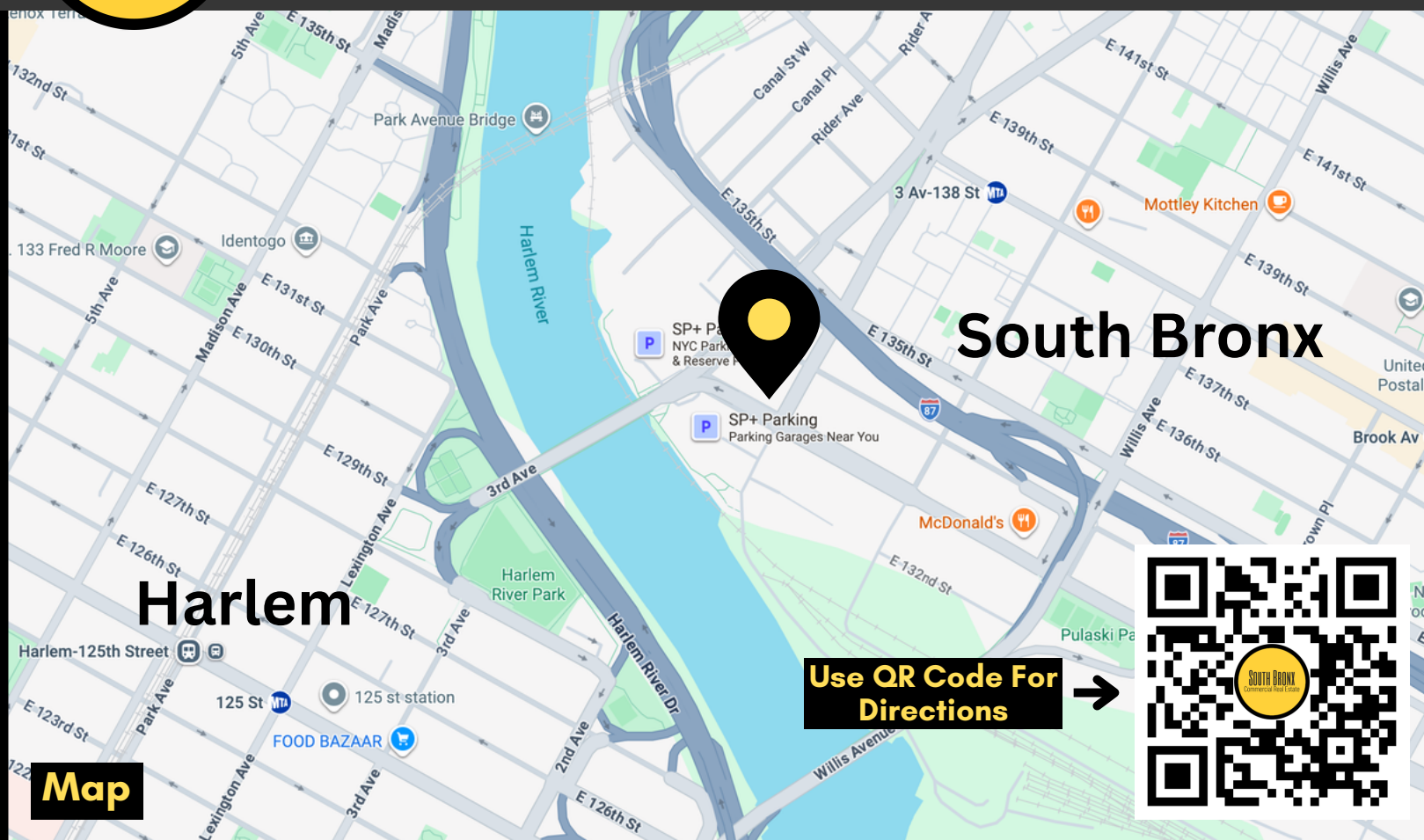
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Offering Details

- Building Size: 16,205 SF
- Lot Size: 10,000 SF
- Buildable: 30,000 BSF
- Price: \$7.5mm
- Zoning: M1-2/R6A, MX-1

Property Overview

High-ceiling warehouse situated in a rapidly developing area of the Bronx. Residential zoning allows for mixed-use redevelopment.

Location Details

- In the heart of Mott Haven luxury developments
- Close to many restaurants
- Next to Third Avenue Bridge (To Manhattan)

Commentary:

9 Bruckner Boulevard offers a rare development opportunity in Mott Haven. The 10,000-square-foot site allows up to 30,000 buildable square feet under M1-2/R6A, MX-1 zoning. Surrounded by new residential development, the property is well positioned for mixed-use or residential construction. The site provides convenient Manhattan access via the Third Avenue Bridge and nearby 4, 5 and 6 subway.

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