

FOR SALE

36 Bruckner Boulevard Bronx, NY 10454

Premier Mott Haven Corner
Development Site with Approved Plans



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- With over 125' of frontage on Bruckner Blvd, the property offers a 12,500 SF lot that allows for 75,250 BSF (as-of-right)
- M1-5 / R8A; MX-1 zoning allows for a FAR of 6.02 (as-of-right) 6.5 (CF) and 7.2 with the City of Yes UAP
- Approved plans for 99 units with 5,500 SF of retail utilizing the 485x tax abatement
- The corner site provides an opportunity to subdivide the lot and develop 2 buildings, which will allow for over 100+ units
- Prime Mott Haven hub with thriving retail & residential markets with established and emerging businesses, plus significant residential growth

Asking Price: \$10,000,000

Block / Lot	2308 / 18
Lot Dimensions	125' x 100'
Lot Sq. Ft.	12,500
Building Dimensions	125' x 100'
Stories	2
Building Sq. Ft.	25,000
Zoning	M1-5 / R8A; MX-1
FAR (Standard)	6.02
FAR (UAP)	7.20
FAR (CF)	6.50
Buildable Sq. Ft. (Standard)	75,250
Buildable Sq. Ft. (UAP)	90,000
Buildable Sq. Ft. (CF)	81,250
Air Rights Sq. Ft.	50,250
Tax Class	4
Assessment (25/26)	\$882,010
Real Estate Taxes (25/26)	\$95,680

*All square footage/buildable area calculations are approximate

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 10, 2026 3:53 pm

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Mott Haven has been the center of luxury new development projects for the past few years and 36 Bruckner is situated in the heart of it all.



100

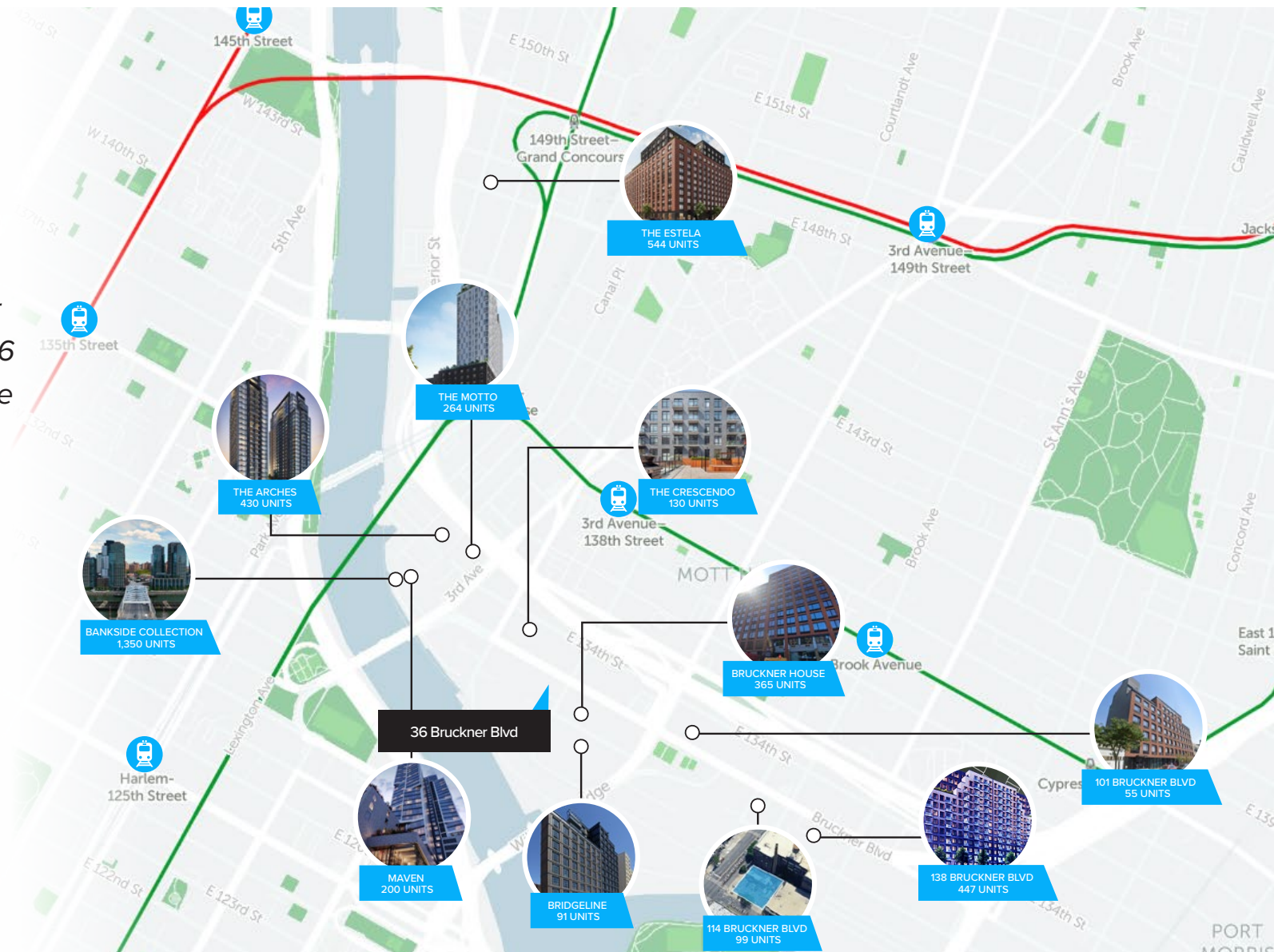
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