

FOR SALE

521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina

Ariela
GREA Partner



521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina | **FOR SALE**



5635

Block

128

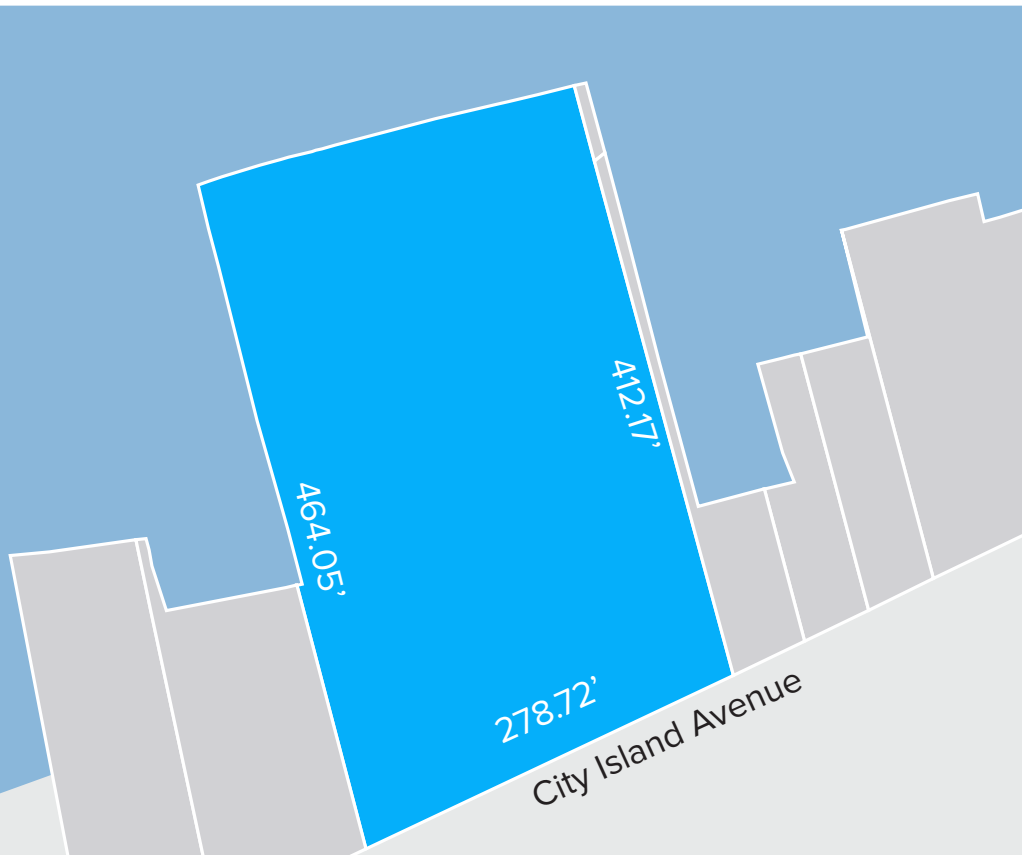
Lot

120,042

Lot Sq. Ft.

278.72'

Frontage



R3A / C2-2; CD

Zoning

Development Scenario	FAR	BSF
Standard	0.75	90,032
Qualified Residential Site	1.00	120,042
Residential W/QAH	1.00	120,042
Commercial	1.00	120,042

Asking Price: **\$10,500,000** | **\$117 / BSF (Standard)** | **\$87 / BSF (Qualified Residential Site)** | **\$87 / BSF (Residential Senior Housing)** | **\$87 / Lot SF (Existing Land)**

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Erik Moloney x24
emoloney@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina | **FOR SALE**



Ariel Property Advisors has been retained on an exclusive basis to arrange the sale of 521 City Island Avenue, a premier development opportunity located in the heart of the Bronx’s “Nautical Village”.

Spanning a massive 120,042 square feet, this site represents one of the largest single-ownership footprints on City Island. With a generous 278.72’ of frontage along City Island Avenue, the property offers a rare “blank canvas” for developers to bring much-needed housing or commercial space to this growing and unique neighborhood.

The property’s R3A zoning with a C2-2 overlay—situated within the City Island Special District (CD)—provides a diverse array of development options. Whether pursuing a luxury detached residential community, a commercial maritime facility, or a mixed-use project, 521 City Island Avenue offers an ideal balance of coastal tranquility and urban accessibility.

521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina | **FOR SALE**



Premier City Island Development Opportunity:

At 2.75 acres (120,042 SF), this lot size provides unrivaled scale for the neighborhood, allowing for a master-planned development rather than a simple infill project. The site can yield approximately 90,032 buildable SF as-of-right, with potential for up to 120,042 buildable SF as a Qualified Residential Site (485-x), Senior Housing, or commercial development.

Flexible Zoning Options: The R3A / C2-2 (CD) designation permits detached single-family homes, commercial uses, or community facilities as-of-right.

Expanded Marina Potential: Opportunity to leverage 149,928 SF of land under water via recorded riparian rights to expand the existing 80-slip marina to a ~120-slip configuration, providing a significant value-add for a waterfront destination or private residential boat club. Currently the Marina Gross Income is \$392,000.

City Island serves as a premier residential destination, offering a unique waterfront lifestyle that is highly sought after but supply-constrained.

Located near local bus routes (Bx29) that connect directly to the 6 Subway line at Pelham Bay Park.

Minutes away from “Restaurant Row,” local yacht clubs, and nature preserves

521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina | **FOR SALE**



Property Information

Block / Lot	5635 / 128
Lot Dimensions	278.72' x 412.17' (Irregular)
Lot Sq. Ft. (Existing Land)	120,042
Under Water Lot Area	149,928
Total Lot Sq. Ft.	269,970
Building Dimensions	24' x 40'
Stories	2
Total Units	3
Building Sq. Ft.	7,100
Current Boat Slips	80
Potential Boat Slips	120
Zoning	R3A / C2-2; CD
FAR (Standard)	0.75
FAR (Qualified Residential Site)	1.00
FAR (Residential Senior Housing)	1.00
FAR (Commercial)	1.00
Buildable Sq. Ft. (Standard)	90,032
Buildable Sq. Ft. (Qualified Residential Site)	120,042
Buildable Sq. Ft. (Residential Senior Housing)	120,042
Buildable Sq. Ft. (Commercial)	120,042
Tax Class	4
Assessment (25/26)	\$709,290
Real Estate Taxes (25/26)	\$76,944

*All square footage/buildable area calculations are approximate

Asking Price: **\$10,500,000** | **\$117 / BSF (Standard)** | **\$87 / BSF (Qualified Residential Site)** | **\$87 / BSF (Residential Senior Housing)** | **\$87 / Lot SF (Existing Land)**

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Erik Moloney x24
emoloney@arielpa.com

For Financing
Information:

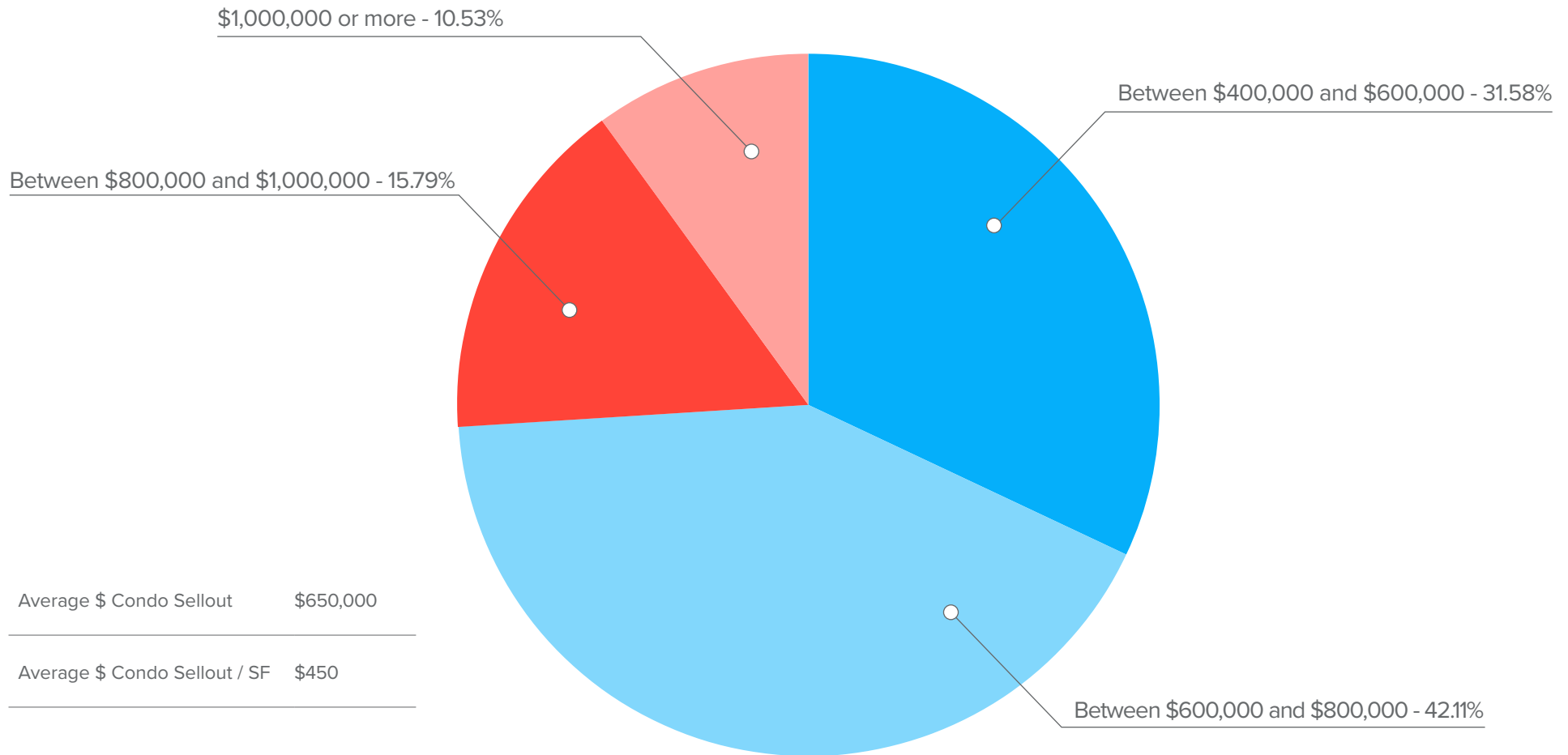
Matthew Swerdlow x56
mswerdlow@arielpa.com

521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina | **FOR SALE**



City Island Waterfront Homes Sale Price



Asking Price: **\$10,500,000** | **\$117 / BSF (Standard)** | **\$87 / BSF (Qualified Residential Site)** | **\$87 / BSF (Residential Senior Housing)** | **\$87 / Lot SF (Existing Land)**

521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina | **FOR SALE**



521 City Island Ave is located in the City Island neighborhood of the New York City, a quiet waterfront community known for its small-town feel and popular seafood restaurants. The area is scenic and peaceful but has limited public transit, so many residents rely on cars.

Condo Communities

1. On the Sound
2. The Boatyard
3. Winward Lane
4. 190 Schofield Street Condos

