

BASELINE

REAL ESTATE ADVISORS

**EXCLUSIVE LISTING:**  
**120 Bruckner Blvd**

**Prime Port Morris South Bronx  
Vacant 130,000 SF Storage Facility with  
Prime Visibility from Highway  
Potential Residential / Shelter Conversion**



BASELINE

REAL ESTATE ADVISORS

**MICHAEL SHERMAN | Founder**

Baseline Real Estate Advisors | [www.BaselineRealEstate.com](http://www.BaselineRealEstate.com)

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## Property Information

### **Location**

120 Bruckner Blvd, Bronx, NY 10454

### **Neighborhood**

Port Morris/South Bronx

### **Building Size**

~133,000 SF

### **Lot Size**

19,010 SF (95ft x 200ft)

### **Type**

Storage Facility / Residential Conversion

### **Zoning**

M1-5/R8A/MX-1

### **Expenses**

Taxes: \$288,052 | Fuel-Oil: \$10,000

Electric: \$15,000

### **Notes**

Prime Port Morris

Residential Conversion Opportunity

Located in an Opportunity Zone

6 Stories + Full Usable Basement

Current Storage Facility with Visibility from Hwy

Visibility over Mjr Deegan Expy & Bruckner Blvd

Excellent Light & Air with windows on all 4 sides

Numerous Drive-in loading docks

Freight Elevator & Passenger Elevators

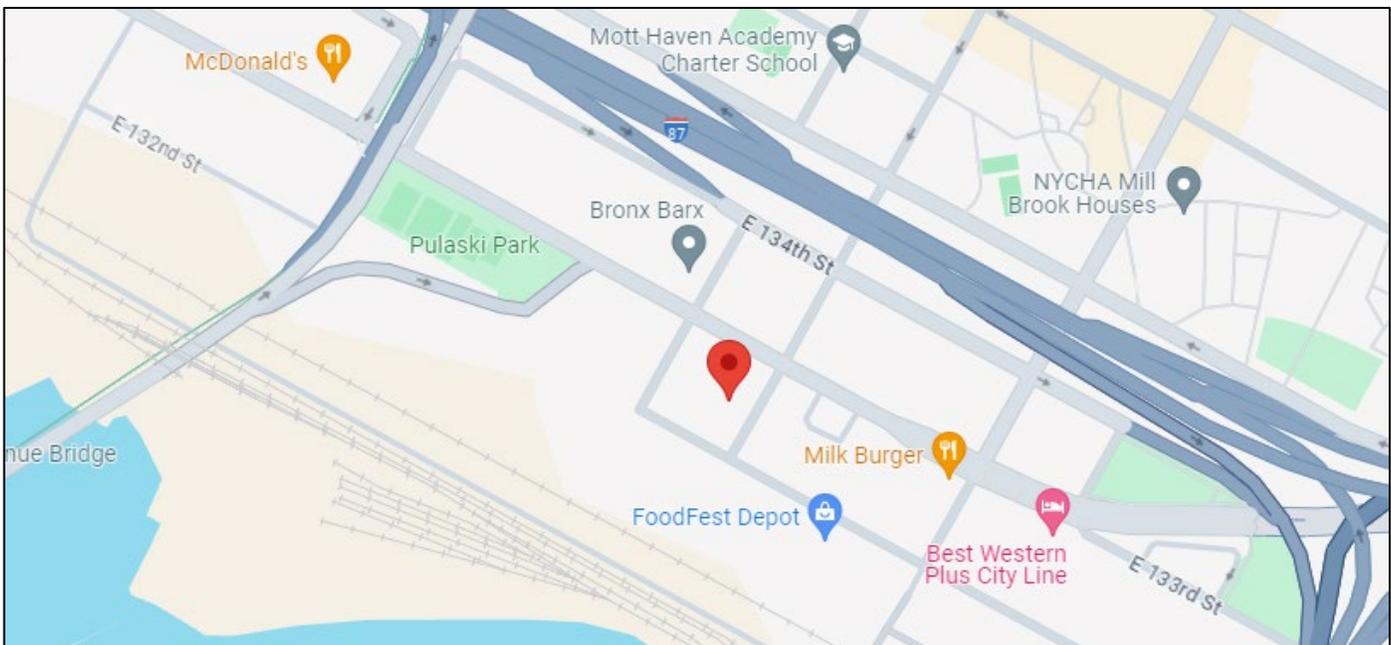
Well-Maintained & in Great Condition

Full Useable Basement with High Ceilings

Harlem River Views

Blocks from the Willis Ave Bridge

Steps from Brook Ave 6 Train

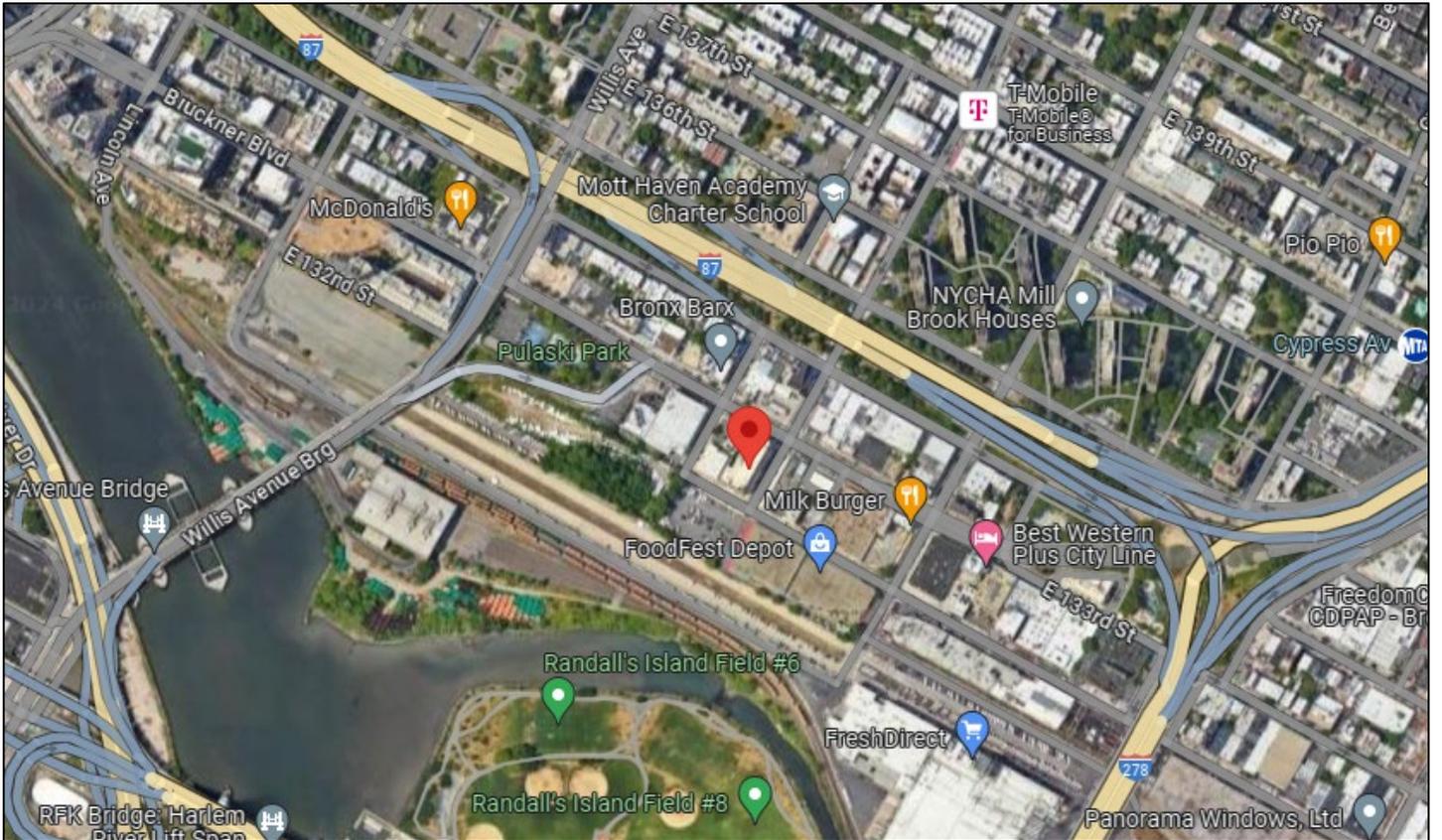
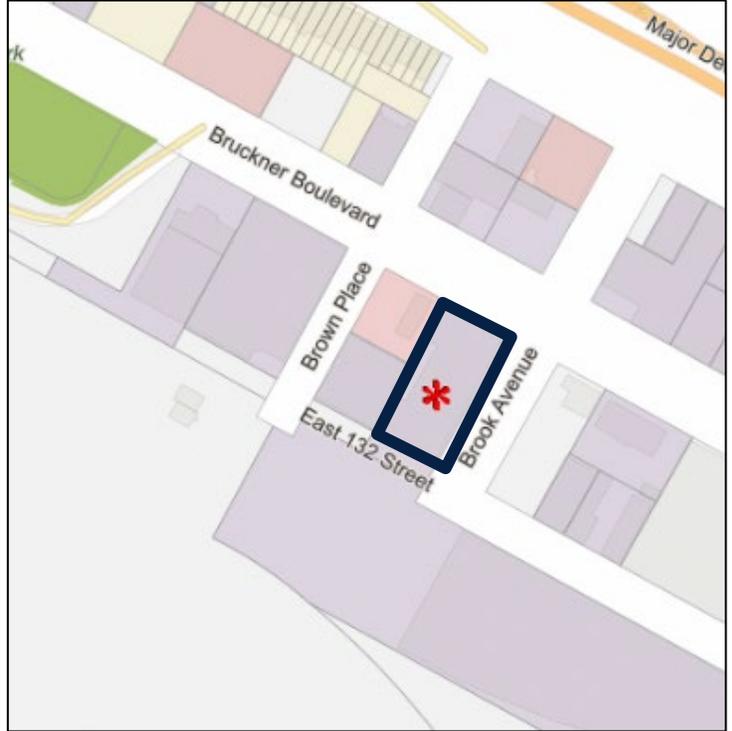
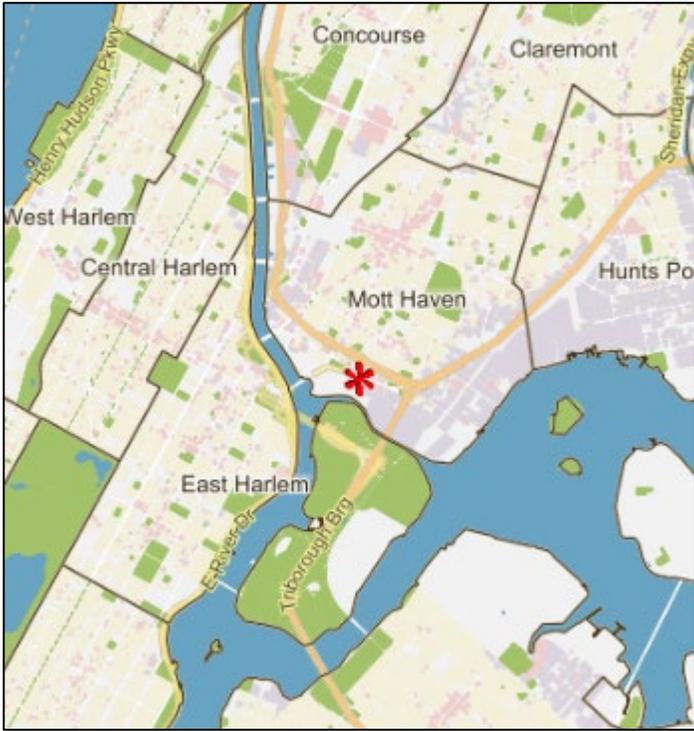


**Asking Price: \$31,000,000**

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# AREA MAPS



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