



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR SALE

SEA BREEZE

\$4,500,000

173 Marine St. City Island
Bronx, NY 10464

AVAILABLE SPACE
39,408 SF

FEATURES

- Overlooking Long Island Sound
- 41 Boat slips
- One, two and three-bedroom options from 859 sf to 1571 sf.
- Private balconies or terraces.
- Roof top pool.

AREA

Fully approved development site overlooking Long Island sound on City Island.

32 Units/2 Buildings

Sizes range from 859 to 1571/SF

41 Boat Slips,

Rooftop Pool

Rooftop Terrace

Kayak & Paddleboard launch

Permit for foundation.



OFFICE

Barry Synnott
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COLDWELL BANKER COMMERCIAL
NRT
165 Katonah Ave, Katonah, NY 10536
914.232.7000

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SALE



OFFERING SUMMARY

Sale Price:	\$4,500,000
Number Of Units:	32
Available SF:	
Lot Size:	80,167 SF
Building Size:	39,408 SF
Zoning:	R-2
Price / SF:	\$114.19

PROPERTY OVERVIEW

Fully approved development site for 32 units in two buildings with 41 boat slips. Slips average 30 feet. High tide 8/9 feet. No dredging required.

PROPERTY HIGHLIGHTS

- Overlooking Long Island Sound
- 41 Boat slips
- One, two and three-bedroom options from 859 sf to 1571 sf.
- Private balconies or terraces.
- Roof top pool.

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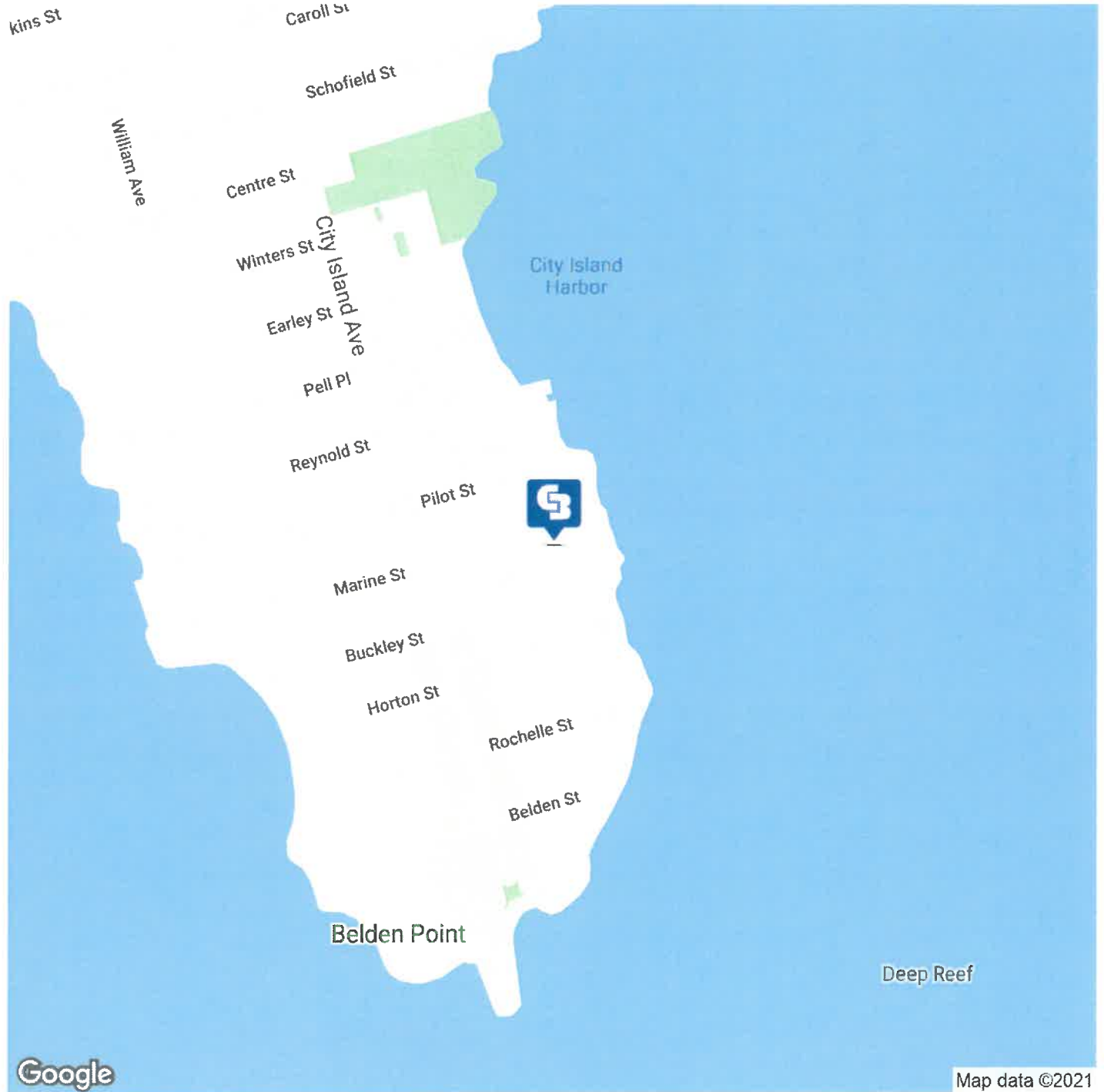
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