

FOR SALE

1881 BRUCKNER BOULEVARD, BRONX, NY 10471

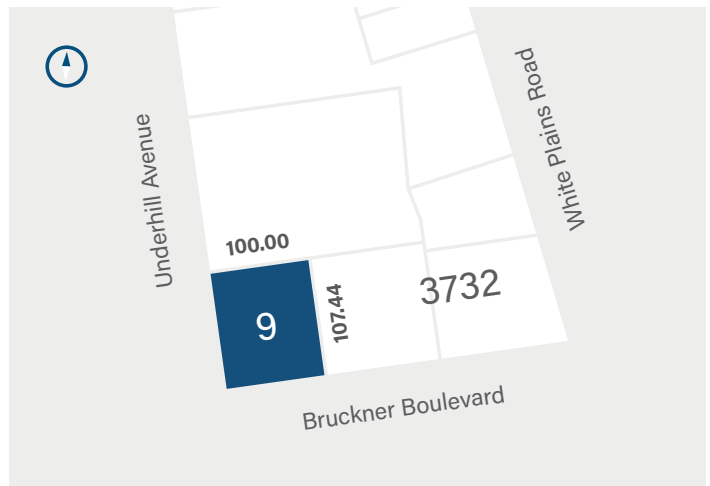
CORNER DEVELOPMENT OPPORTUNITY IN SOUNDVIEW

PROPERTY SUMMARY

Location	North east corner of Bruckner Boulevard and Underhill Avenue
Block / Lot	3732/9
Lot Dimensions	100 ft x 107.57 ft
Lot Size	10,800 SF
Building Dimensions	48 ft x 40 ft
Gross Building Size	1,920 SF
Units	1
Zoning	R5 / C2-1
Residential FAR	1.50
Residential FAR (*)	1.65
Commercial FAR	2.00
Community Facility FAR	1.00
Commercial ZFA	21,600 BSF
Community Facility ZFA	10,800 BSF
Residential ZFA (*)	17,820 BSF
Tax Class	4
Assessment	\$126,720
Tax Rate	10.76%
Taxes	\$13,638

All measurements and square footage estimates are approximate

* FAR may be increased to 1.65 for R5 lots utilizing the special optional regulations of a predominantly built-up area (SEE ZR 23-71); blocks fully within R4 or R5 having a maximum area of four acres and with buildings on zoning lots comprising 50 percent or more of the area of the block. Additionally, not more than 75 percent of the aggregate length of the block frontages facing each other around the zoning lot, on both sides of the street, can be allocated to single- or two-family.



1881 Bruckner Boulevard—a 100' × 107' corner parcel with coveted R5/C2-1 zoning in NYC's thriving Soundview/ Unionport corridor. Situated immediately adjacent to anchor fast-food giants Taco Bell and McDonald's, this high-visibility site promises exceptional brand exposure and customer access.

Located steps from the renowned Bruckner Commons, which boasts a wide variety of national retailers such as ShopRite, Aldi, Old Navy, Burlington, Smashburger, and more—with recent additions like Starbucks drive-thru, Cold Stone Creamery, and a forthcoming BJ's Wholesale Club driving increased traffic and economic momentum.

Lot Size
100 ft × 107 ft

Zoning
R5/C2-1

Asking Price \$3,500,000



DAVID SIMONE

Office: (212) 207-4176 / Cell: (917)559-4584
dsimone@concoursealtypartners.com

JOHN FOUNDOLAKIS

Office: (212) 207-4176 Cell: (347)608-9909
john@concoursealtypartners.com

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This vibrant corridor is anchored by Bruckner Commons, a bustling shopping hub featuring a strong mix of national retailers including ShopRite, Aldi, Old Navy, Burlington, Smashburger, and more. Recent upgrades have added a Starbucks drive-thru, Cold Stone Creamery, and plans for a BJ's Wholesale Club, further enhancing draw to the area

Banks & ATMs

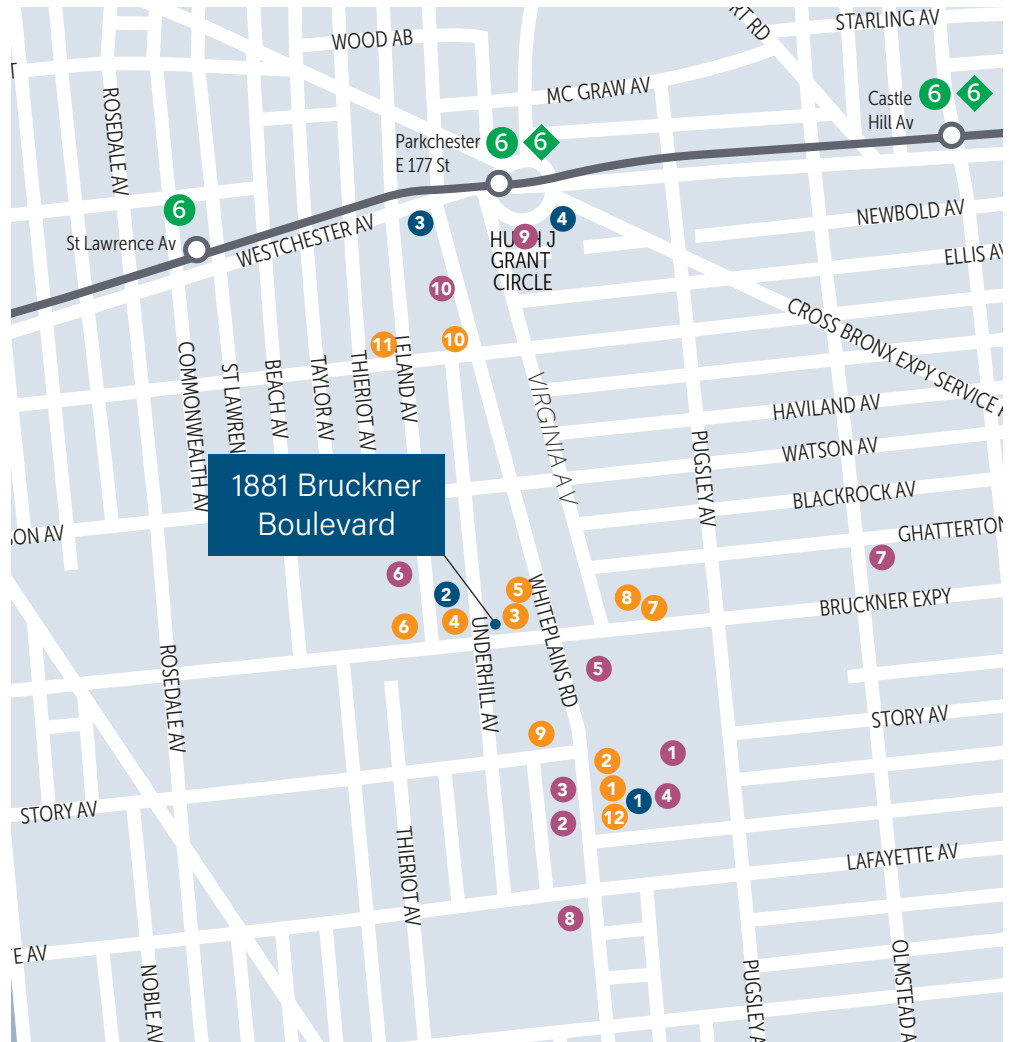
- 1 Dime Community Bank
- 2 PAYOMATIC
- 3 TD Bank
- 4 Apple Bank

Food & Drink

- 1 Smashburger
- 2 Starbucks
- 3 Taco Bell
- 4 McDonald's
- 5 IHOP
- 6 Burger King
- 7 KFC
- 8 Dunkin'
- 9 Popeyes Louisiana Kitchen
- 10 City Star Mini Market
- 11 Deli Grocery
- 12 Teriyaki One Japanese Grill

Retail

- 1 ShopRite
- 2 ALDI
- 3 Old Navy
- 4 Burlington
- 5 Bruckner Commons
- 6 Western Beef Supermarket
- 7 Pascual Food Corp
- 8 Met Foodmarkets of Soundview
- 9 CTown Supermarkets
- 10 2 Flags Hardware Plumbing Electrical



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