



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



751-767 BRUCKNER BLVD.

BRONX, NY 10455

**Prime Corner
18,500 Sq. Ft.
Warehouse on
Bruckner Blvd
For Sale.**

Fully Leased with 5 Tenants!

Type
Warehouse / Industrial



SQUARE FOOT
18,500_{RSF}



ZONING
C8-3



CLEAR HEIGHT
14'



PARCEL ID
2729
BLOCK



LOADING
5 DRIVE-INS



90
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

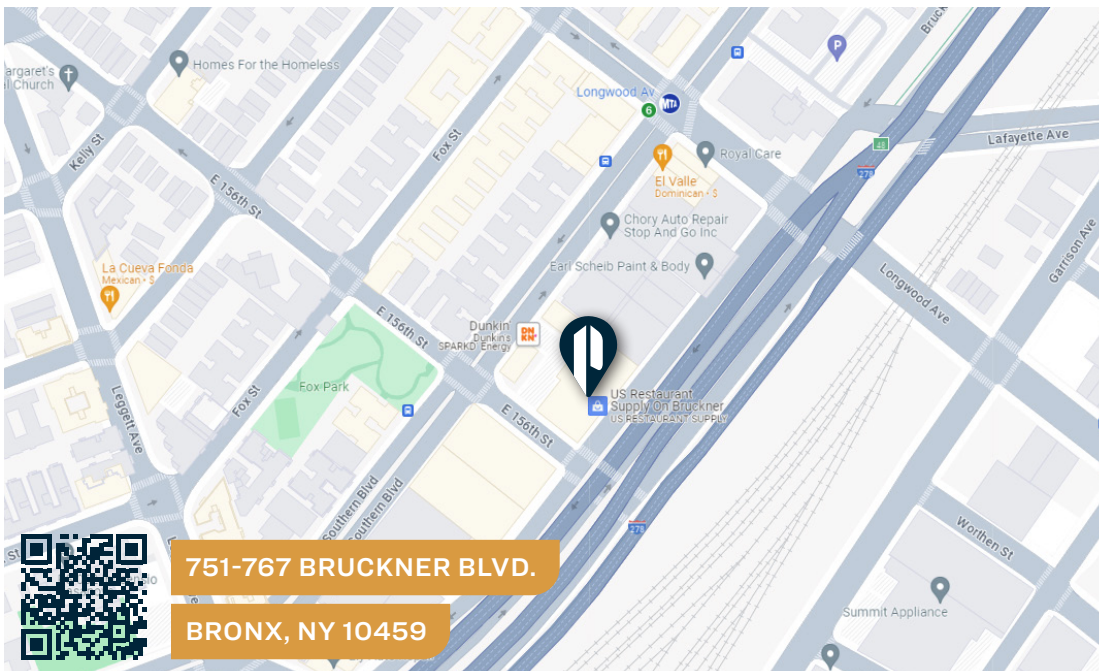
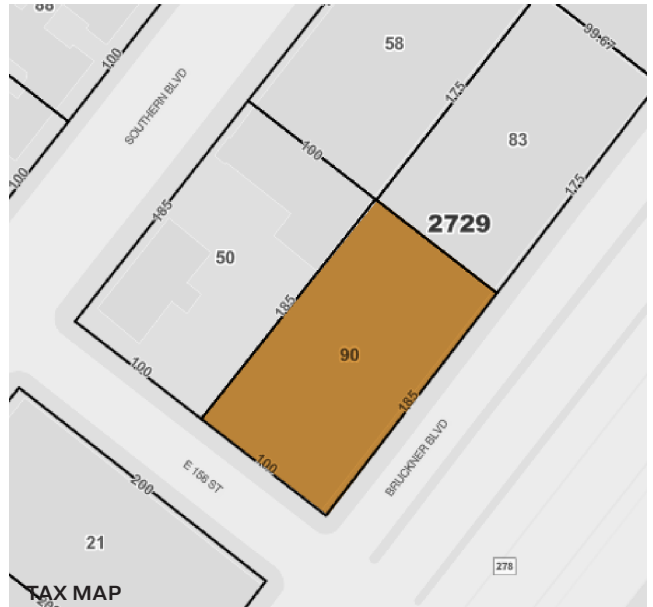
Property Overview

Features

- Lot Dimensions: 185 Ft. x 100 Ft.
- Existing Single Story Warehouse: 18,500 Sq. Ft.
- 5 Subdivided Spaces
- 5 Drive-Ins
- Gas Heat Throughout
- 14' Ceiling Heights
- Prime Corner with Great Visibility on Bruckner / E. 156th Street
- Minutes to Manhattan & Walking Distance to the Subway!
- Commercial Buildable: 37,000 Sq. Ft.
Facility Buildable: 120,250 Sq. Ft.

Fully Leased with 5 Tenants
Lease Expirations Range From 2026 - 2031

NET INCOME: \$290,000.00 FOR 2024



TRANSPORTATION

6

LONGWOOD AVENUE



BRUCKNER BLVD
BRUCKNER EXPY
RFK BRIDGE



BX19: SOUTHERN BLVD/E 156TH ST

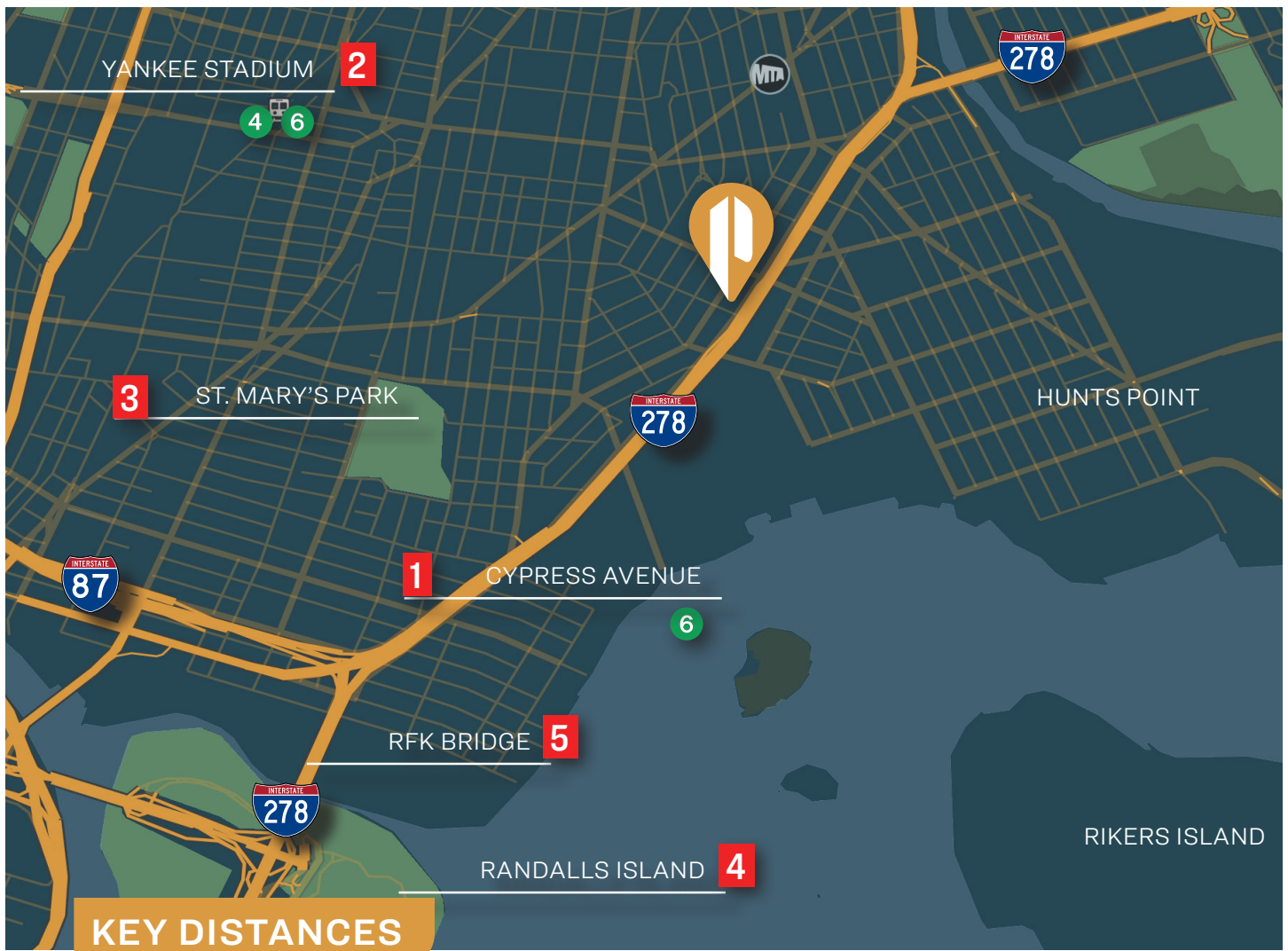


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PICTURES





KEY DISTANCES



BY SUBWAY

1	CYPRESS AVENUE	9 MIN
2	YANKEE STADIUM	17 MIN
3	ST. MARY'S PARK	7 MIN



BY CAR

4	RANDALLS ISLAND	14 MIN
5	RFK BRIDGE	11 MIN
6	HUNTS POINT	6 MIN



**PINNACLE
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OF NEW YORK, LLC

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718-784-8282
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FOR MORE INFORMATION ABOUT THIS
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