

# SVN

## CPEX REAL ESTATE



## 1865 Bruckner Blvd, Bronx, NY, 10472

Asking Rent: Upon Request

LAND FOR LEASE FOR FIRST TIME IN 50 YEARS

### Property Facts

LOCATION:	Bruckner Blvd between Underhill and Leland Ave
AVAILABLE:	2022
LEASE LENGTH:	Negotiable
LOT SIZE:	40,628 SF
FRONTAGE:	625 FT with 4 curb cuts
ZONING:	C2-1/R-5
RE TAXES:	Upon Request

### Property Highlights

SVN CPEX Real Estate has been exclusively hired to market 1865 Bruckner Boulevard for lease. The property is situated on a highly trafficked and visible location.

Currently occupied by a McDonald's, a gas station and Payomatic, the site offers over 40,000 sqft. for the next interested tenant. The site also allows for direct access to the Bruckner Expressway, city-bound, directly from the parking lot.

All uses considered, including and not limited to, banks, drug stores, convenience stores with gas sale, as well as Quick Service Restaurants (QSRs).

### Neighboring Tenants



For Further Information, Please Contact Exclusive Leasing Team:

**Timothy D. King** | 718.687.4210 | [tking@cpexre.com](mailto:tking@cpexre.com)

**Dominic Mascara** | 718.935.0534 | [dmascara@cpexre.com](mailto:dmascara@cpexre.com)

**Dino Velovic** | 718.208.1859 | [dvelovic@cpexre.com](mailto:dvelovic@cpexre.com)

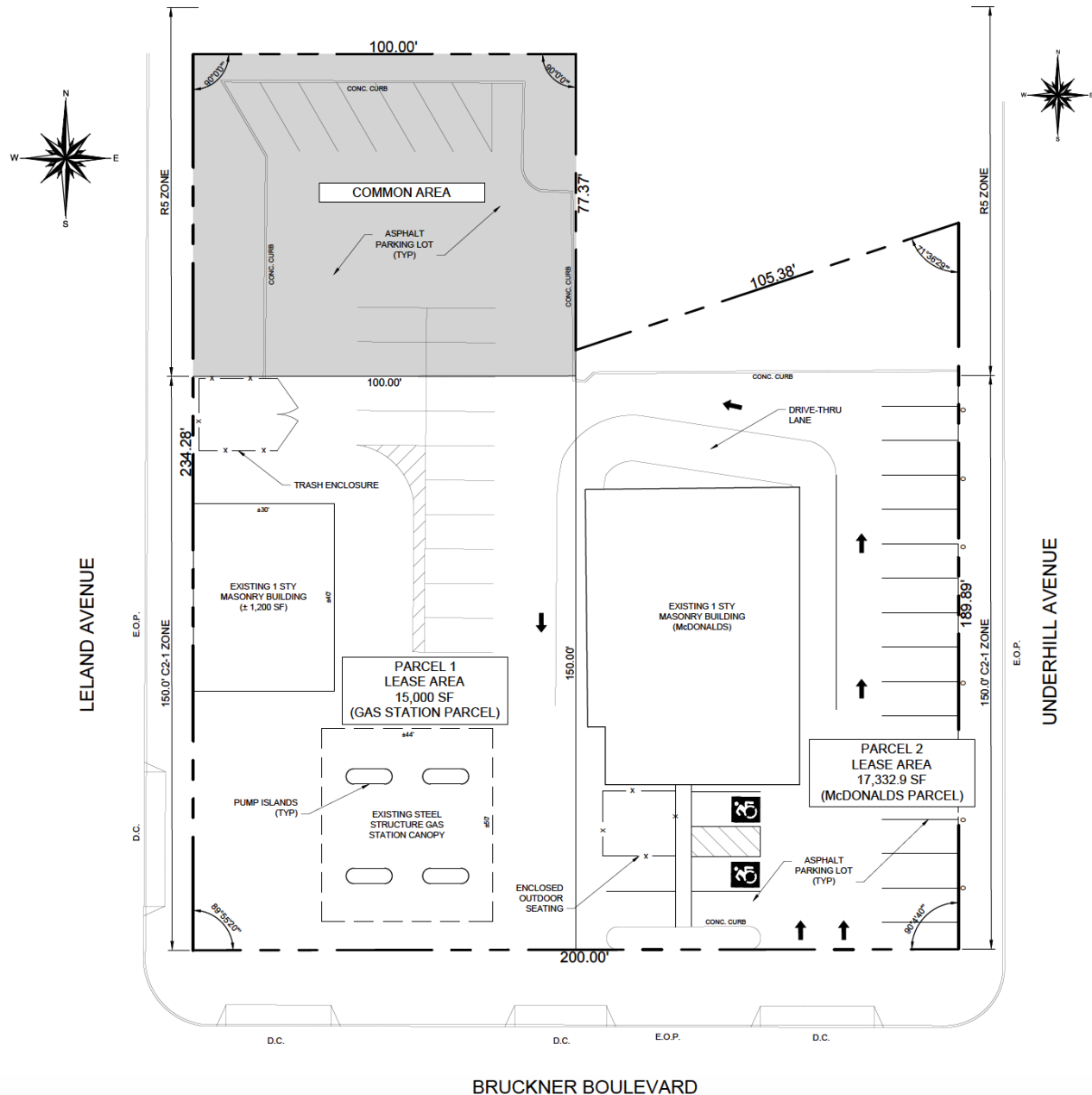


All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

# 1865 Bruckner Blvd, Bronx, NY, 10472

Asking Rent: Per Request

## Survey



For Further Information, Please Contact Exclusive Leasing Team:

**Timothy D. King** | 718.687.4210 | [tking@cpexre.com](mailto:tking@cpexre.com)

**Dino Velovic** | 718.208.1859 | [dvelovic@cpexre.com](mailto:dvelovic@cpexre.com)

**Dominic Mascara** | 718.935.0534 | [dmascara@cpexre.com](mailto:dmascara@cpexre.com)



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

81 WILLOUGHBY STREET, 8TH FLOOR, BROOKLYN, NY 11201

P: 718.935.1800

[SVNCPEXRE.COM](http://SVNCPEXRE.COM)

# 1865 Bruckner Blvd, Bronx, NY, 10472

Asking Rent: Per Request

## Photos



For Further Information, Please Contact Exclusive Leasing Team:

**Timothy D. King** | 718.687.4210 | [tking@cpexre.com](mailto:tking@cpexre.com)

**Dino Velovic** | 718.208.1859 | [dvelovic@cpexre.com](mailto:dvelovic@cpexre.com)

**Dominic Mascara** | 718.935.0534 | [dmascara@cpexre.com](mailto:dmascara@cpexre.com)



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

81 WILLOUGHBY STREET, 8TH FLOOR, BROOKLYN, NY 11201

P: 718.935.1800

[SVNCPEXRE.COM](http://SVNCPEXRE.COM)



# 1865 Bruckner Blvd, Bronx, NY, 10472

Asking Rent: Per Request

## Photos



For Further Information, Please Contact Exclusive Leasing Team:

**Timothy D. King** | 718.687.4210 | [tking@cpexre.com](mailto:tking@cpexre.com)

**Dino Velovic** | 718.208.1859 | [dvelovic@cpexre.com](mailto:dvelovic@cpexre.com)

**Dominic Mascara** | 718.935.0534 | [dmascara@cpexre.com](mailto:dmascara@cpexre.com)



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

81 WILLOUGHBY STREET, 8TH FLOOR, BROOKLYN, NY 11201

P: 718.935.1800

[SVNCPEXRE.COM](http://SVNCPEXRE.COM)