



FOR SALE | BID DEADLINE: THURSDAY, SEPTEMBER 10TH, 2026

24 Bruckner Boulevard
Bronx, NY 10454



Premier Block-Through Development
Opportunity in the Heart of Mott Haven

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- **Substantial Block-Through Footprint:** The property features a 15,740-square-foot block-through lot with 77 feet of highly visible frontage on both the bustling Bruckner Boulevard corridor and East 132nd Street.
- **Exceptional Scale:** Favorable R8A zoning yields a massive 157,740 total buildable square feet, which includes 62,985 square feet of air rights already transferred from the neighboring property.
- **Maximum Density Potential:** Residential developers can maximize the site's utility with up to 176,313 BSF achievable through the UAP program, allowing for significant project scale and volume.
- **Turnkey Commercial Alternative:** The site offers an accelerated timeline for commercial and office developers, featuring fully approved plans for a state-of-the-art, 168,418 square-foot office building.
- **Unrivaled Mott Haven Location:** Situated at the gateway to the South Bronx, the property benefits from prime Bruckner Boulevard exposure. It is steps away from the rapidly transforming Harlem River waterfront and the neighborhood's thriving lifestyle corridor along Alexander Avenue, home to trendy dining, cafes, and nightlife.
- **High-Growth Submarket:** The site is anchored in one of New York City's most dynamic and heavily invested neighborhoods, flanked by over 5,000 recently completed residential units, including major luxury waterfront projects, with thousands more in the active development pipeline.
- **Transit & Connectivity:** Just one subway stop from Manhattan via the 4, 5, and 6 trains at 138th Street, with immediate vehicular access to the Major Deegan Expressway (I-87), Willis Avenue Bridge, and RFK Bridge.

Exclusively Represented By
212.544.9500 | arielpa.nyc

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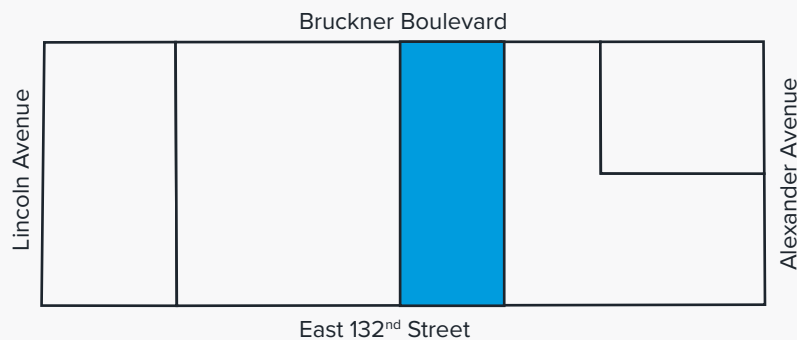
For Financing
Information: Matthew Swerdlow x56
mswerdlow@arielpa.com

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Block / Lot	2308 / 6
Lot Dimensions	77.8' x 200'
Lot Sq. Ft.	15,740
Zoning	M1-5/R8A (MX-1)
FAR (Standard)	6.02
Buildable Sq. Ft. (Standard)	94,755
FAR (UAP)	7.20
Buildable Sq. Ft. (UAP)	113,328
Air Rights (20 Bruckner Blvd)	62,985
Total Buildable Sq. Ft. (Standard)	157,740
Total Buildable Sq. Ft. (UAP)	176,313
Total Buildable sq. Ft. (Per Plans)	168,814
Tax Class	4
Assessment (26/27)	\$1,501,290
Real Estate Taxes (26/27)	\$162,860

*All square footage/buildable area calculations are approximate

Asking Price: **\$19,000,000** | **\$120 / BSF (Standard w/ Air Rights)** | **\$108 / BSF (UAP w/ Air Rights)** | **\$113 / BSF (Per Plans)**

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Welcome to Mott Haven

Mott Haven is a waterfront neighborhood in the South Bronx area of The Bronx, known historically for its industrial warehouses and shipping facilities along the East River. Today, some of its old factories are being redeveloped into studios, offices, and creative spaces as the area gradually changes.

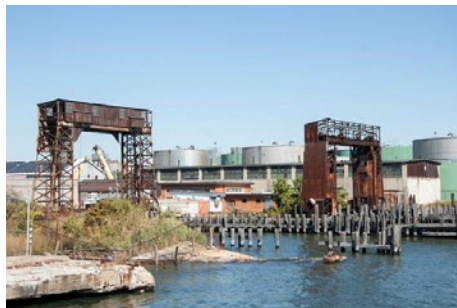


The Bronx Brewery

The Bronx Brewery is a popular craft brewery in Mott Haven known for its innovative beers and vibrant community events. It has transformed an old industrial space into a lively gathering spot with outdoor seating, tours, and tasting experiences.

Port Morris Ferry Bridges

Historic industrial ferry bridges from the mid-20th century and iconic waterfront relics.



Street Art & Murals Around Mott Haven

Colorful urban art including the "I Love Bronx" mural and other community pieces.



Port Morris Distillery

Port Morris Distillery is a craft distillery in Port Morris known for producing traditional Puerto Rican-style rum called pitorro.

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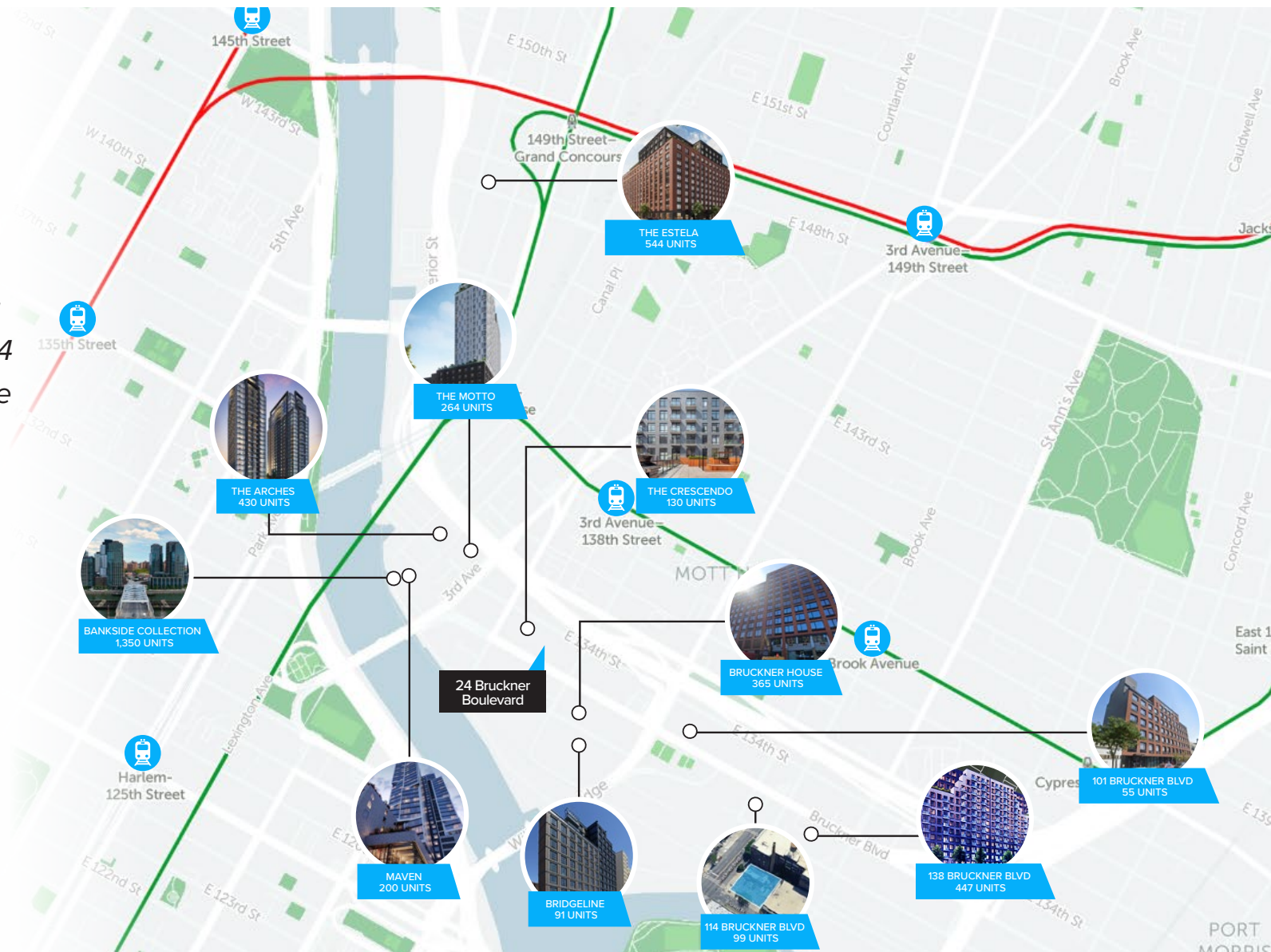
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Mott Haven has been the center of luxury new development projects for the past few years and 24 Bruckner is situated in the heart of it all.

86
Walker's Paradise



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