

2778 BRUCKNER BOULEVARD

— BRONX, NY 10465 —



~11,000 SF Office Building with ~6,634 SF of On Site Parking



ASKING PRICE: **\$2,500,000**

PRICE PER SF: **\$227**

PRICE PER LOT SF: **\$163**

PROPERTY DESCRIPTION

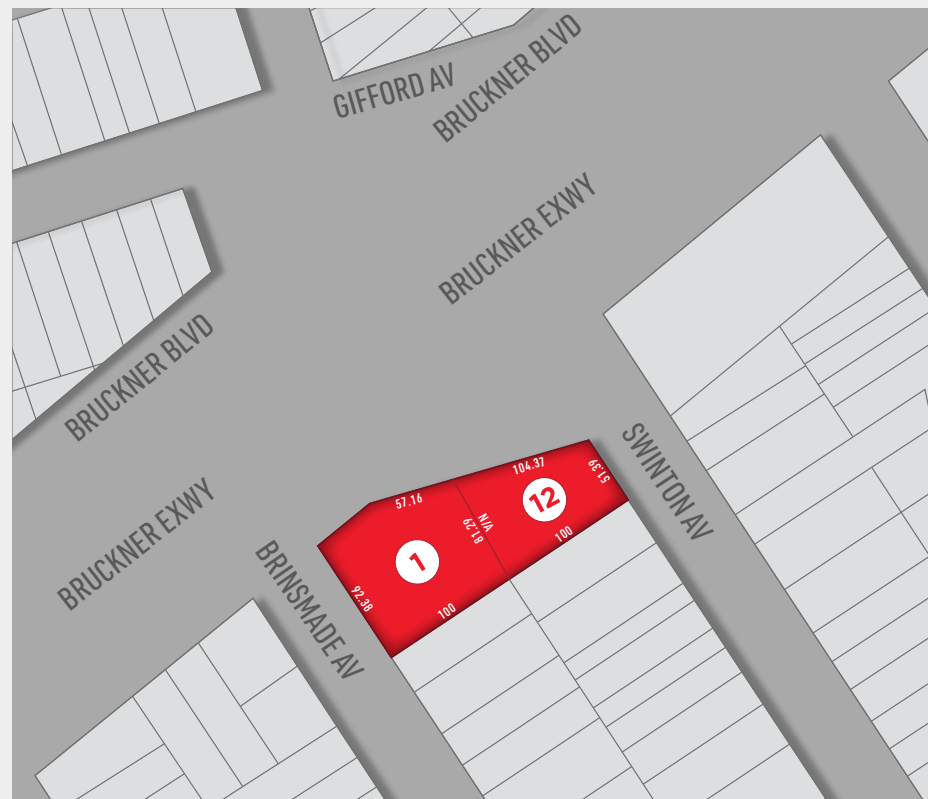
Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 2778 Brucker Boulevard. Located in the Throggs Neck neighborhood of the Bronx, 2778 Bruckner Boulevard is 10,588 square feet and offers 6,334 square feet of on-site parking as well. The property sits on an approximately 15,334 square foot lot on the south side of Bruckner Boulevard between Brinsmade and Swinton Avenues

The subject property is surrounded by several transportation options including the Whitestone and Throggs Neck Bridges. The property also offers extremely convenient access to major roads such as the Bruckner Expressway, Cross Bronx Expressway, and the Hutchinson River Parkway. Lastly, the property also benefits from its accessibility via the numerous bus routes that canvass the area.

PROPERTY HIGHLIGHTS

-  **Delivered Vacant**
-  **15,334 Square Foot Lot**
-  **6,334 Square Feet of On-Site Parking**
-  **Convenient Access to Major Roads**

TAX MAP



PROPERTY INFORMATION

PROPERTY INFORMATION

Address:	2778 Bruckner Boulevard Bronx, NY 10465	
Block & Lot:	5535-1, 12	
Lot Dimensions:	200' x 164'	Irregular
Lot SF:	15,334	SF (approx.)

BUILDING INFORMATION

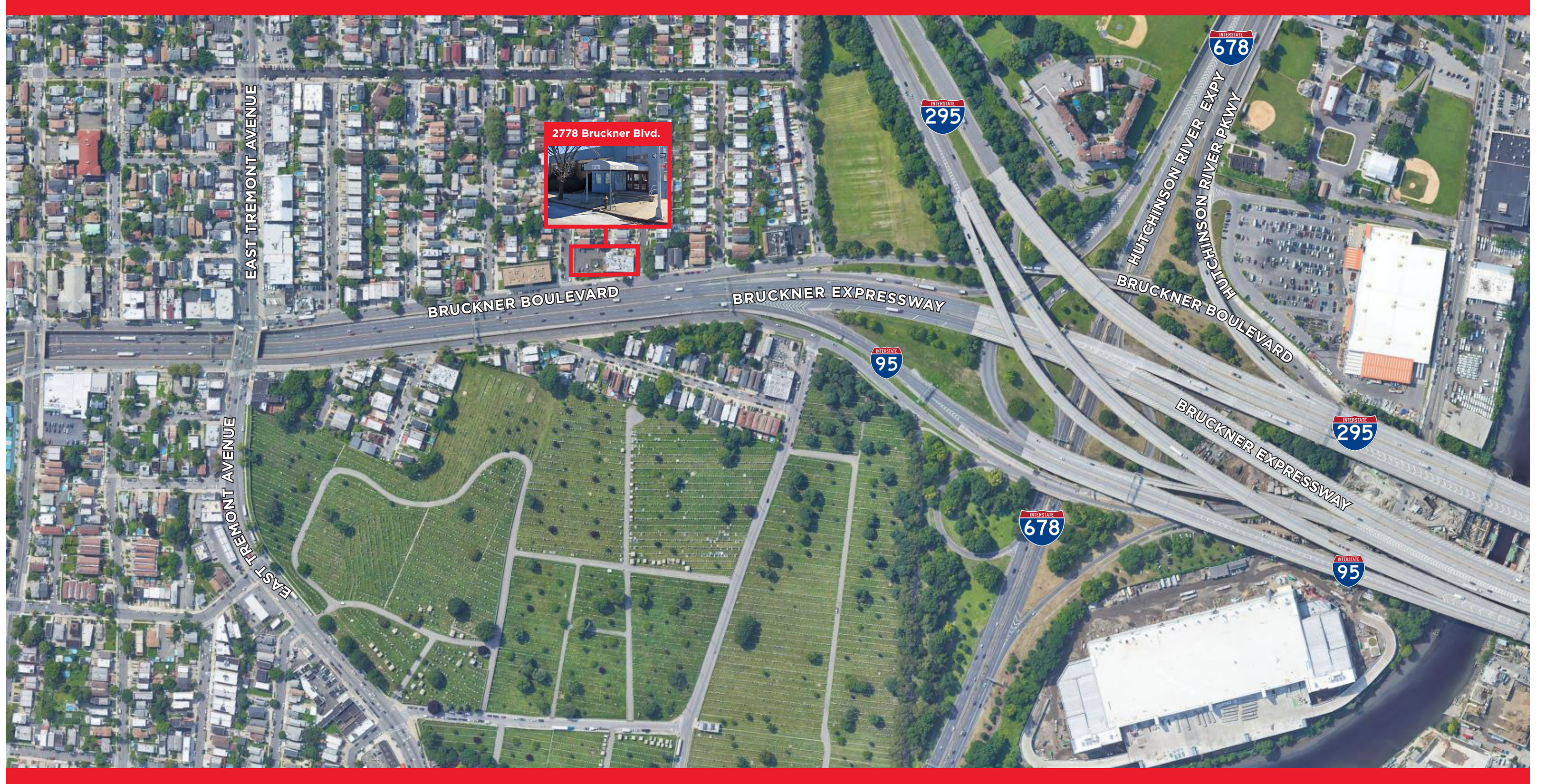
Building Dimensions:	94.5' x 65.5'	Irregular
Stories:	2	
Total Gross SF:	11,000	SF (approx.)

ZONING INFORMATION

Zoning:	R3A	
Residential FAR (As-of-Right):	0.50	
Total Buildable SF (As-of-Right):	7,667	SF (approx.)
Less Existing Structure:	11,000	SF (approx.)
Available Air Rights (As-of-Right):	Overbuilt	SF (approx.)

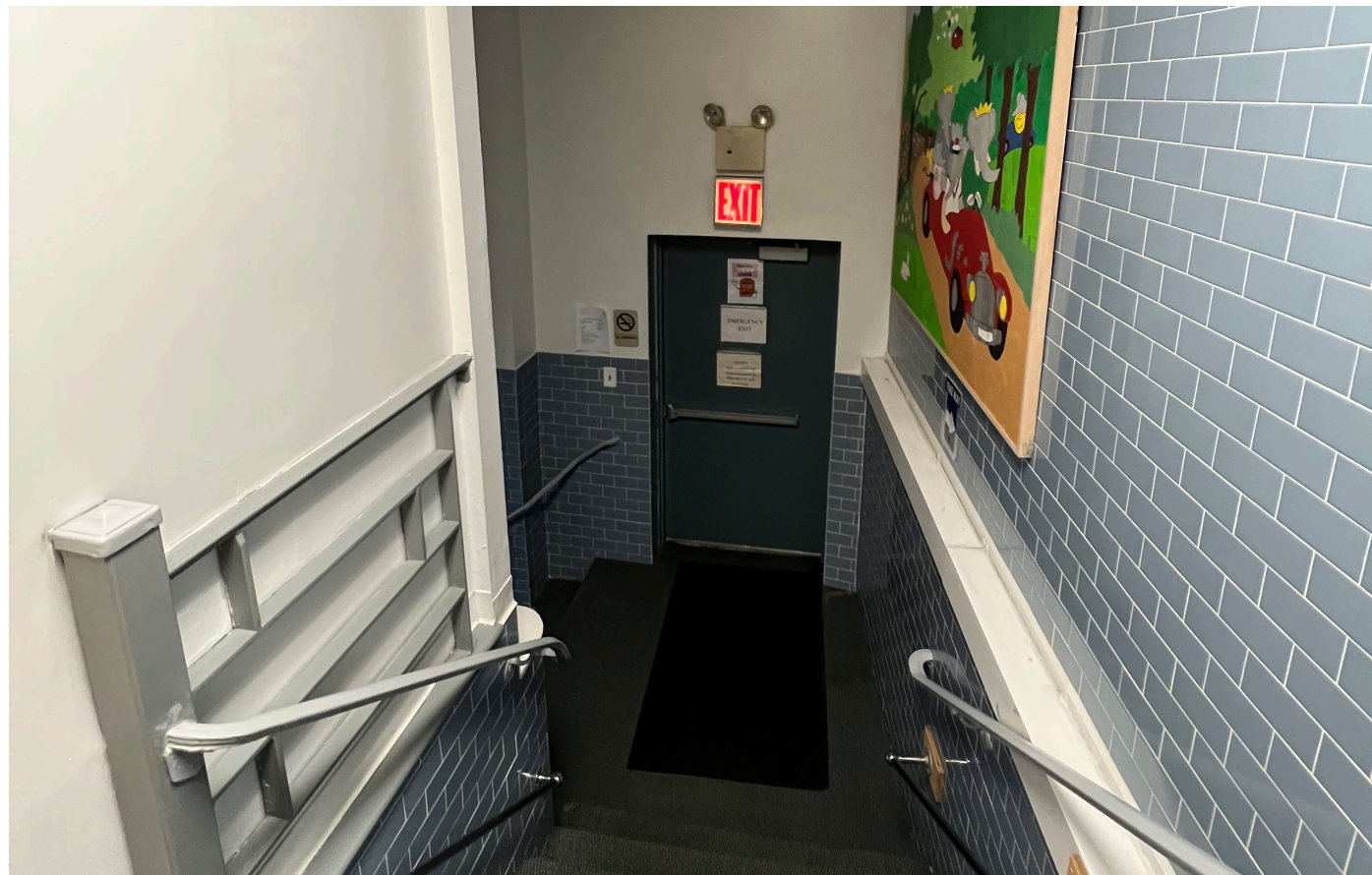
NYC FINANCIAL INFORMATION (22/23)

Total Assessment:	\$2,121,210	
Taxes Before Exemptions:	\$225,824	
Charitable:	\$225,824	
Annual Property Tax:	\$-	
Tax Rate:	Multiple	
Tax Class:	4 & 1B	

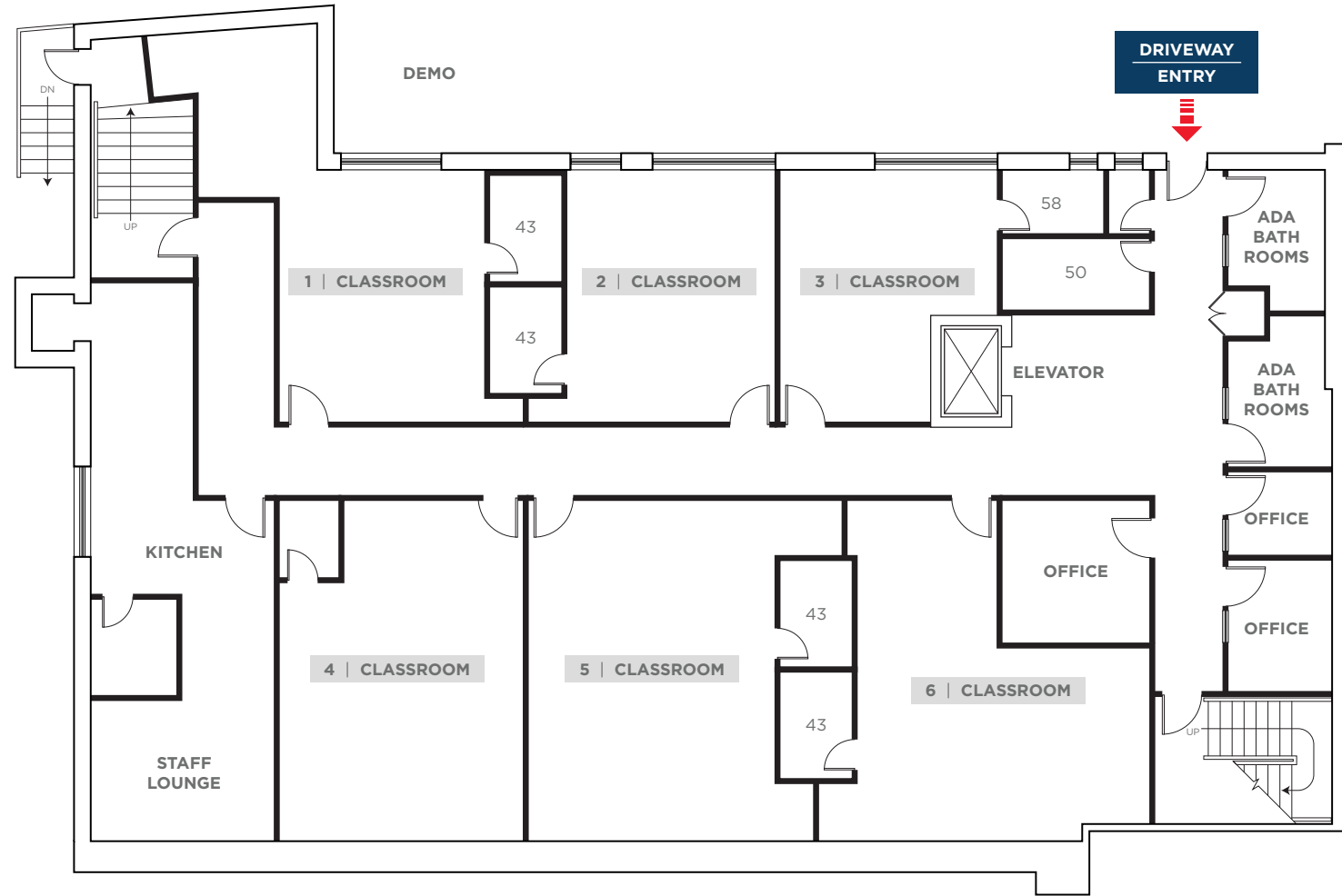




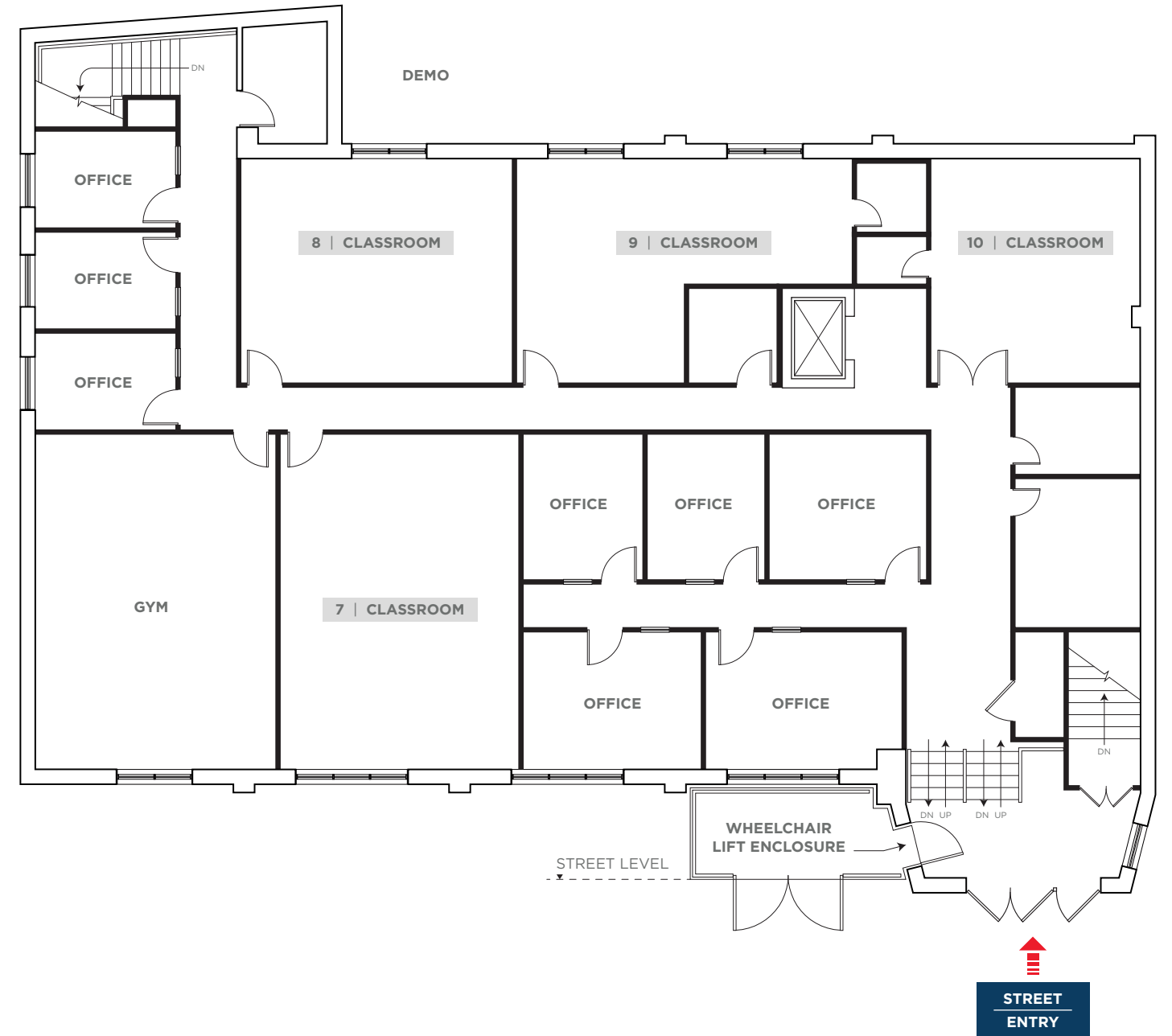




FIRST FLOOR



SECOND FLOOR



2778

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