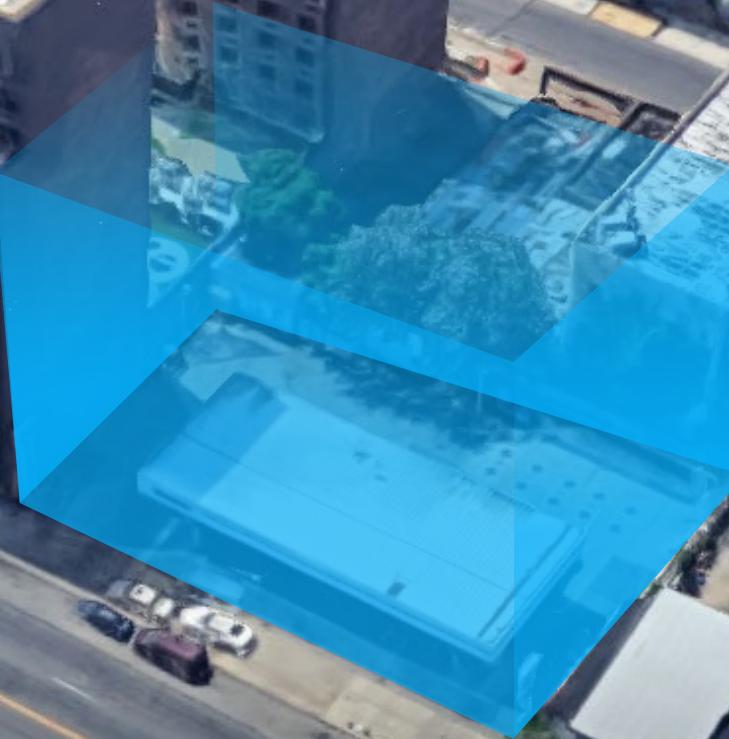


FOR SALE

**126 Bruckner Boulevard,
Bronx, NY 10454**

Covered Land Opportunity with 100% Bonus
Depreciation & BCP Value

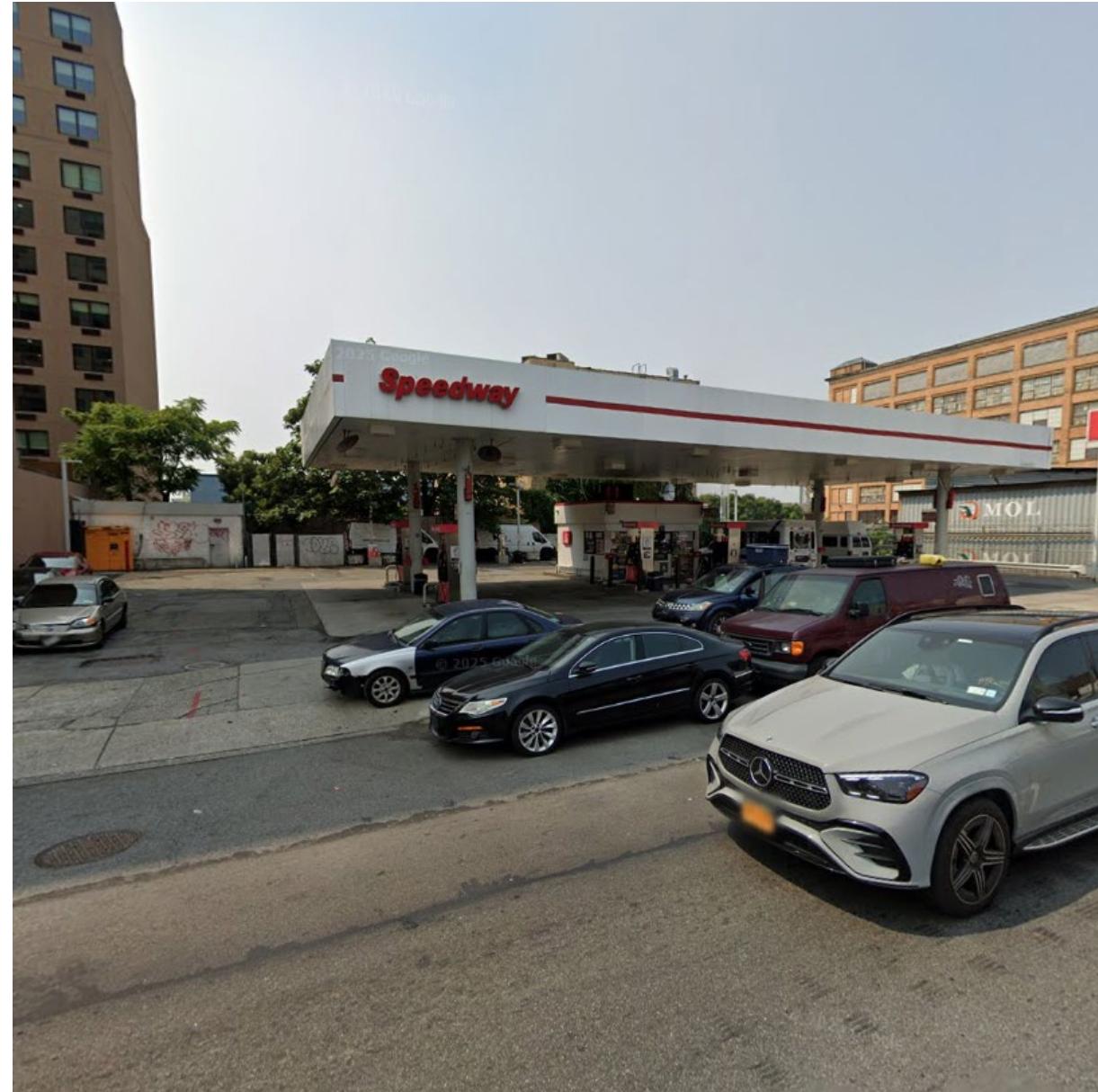


126 Bruckner Boulevard, Bronx, NY 10454

Covered Land Opportunity with 100% Bonus Depreciation & BCP Value | **FOR SALE**

Ariela
GREA Partner

- Expansive 13,770 SF lot featuring 137' of highly visible frontage along prime Bruckner Blvd, positioned between Brook Ave and St. Ann's Ave
- Covered land opportunity, currently operating as a gas station with a lease expiring in 2028, providing stable interim cash flow
- The R8A / M1-5 / MX-1 zoning designation offers a robust 6.02 FAR, allowing for 82,895 "as-of-right" BSF
- Ideally positioned to capitalize on the City of Yes UAP program, potentially increasing total density to 99,144 BSF
- The site's "E" designation presents a high-value opportunity to capture significant incentives and tax credits through the NYS Brownfield Cleanup Program (BCP)
- The property positions investors to benefit from 100% bonus depreciation by acquiring an existing gas station
- Immediate access to major transportation arteries, including the Bruckner Expressway and the nearby 6 subway line, providing seamless commutes to Manhattan and beyond



126 Bruckner Boulevard, Bronx, NY 10454

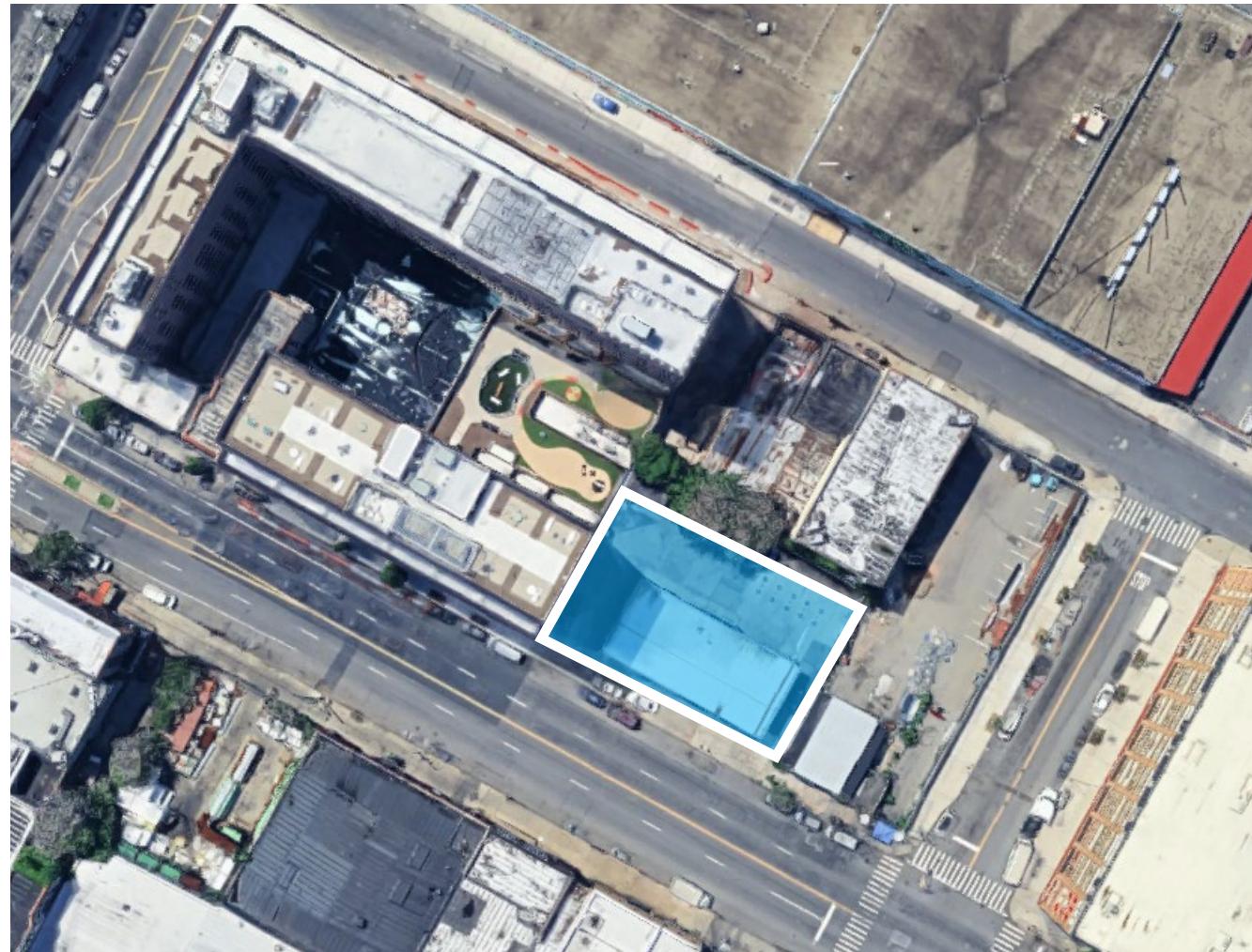
Covered Land Opportunity with 100% Bonus Depreciation & BCP Value | **FOR SALE**

Ariela
GREA Partner

Property Information

Block / Lot	2260 / 4
Lot Dimensions	137.58' x 100'
Lot Sq. Ft.	13,770
Zoning	M1-5/R8A MX-1
FAR (Standard)	6.02
FAR (UAP)	7.20
Buildable Sq. Ft. (Standard)	82,895
Buildable Sq. Ft. (UAP)	99,144
Tax Class	4
Assessment (25/26)	\$322,920
Real Estate Taxes (25/26)	\$35,030

*All square footage/buildable area calculations are approximate



Asking Price: \$11,750,000

Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Ariela
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Financial Summary

Scheduled Gross Income:	\$105,370
Less Vacancy Rate Reserve (3.00%):	(\$3,161)
Gross Operating Income:	\$102,209
Less Expenses:	(\$5,110) 5% of SGI
Net Operating Income:	\$97,098

Expenses (Estimated)

Legal/Miscellaneous	\$1,022
Management	\$4,088
Gross Operating Expenses:	\$5,110

Rent Roll

Unit	Unit Type	Actual / Projected	Monthly Rent	Lease Expiration
1	Gas Station	Actual	\$8,781	7/31/2028
Total Monthly Income				
\$8,781				
Total Annual Income				
\$105,370				



126 Bruckner Boulevard, Bronx, NY 10454

Covered Land Opportunity with 100% Bonus Depreciation & BCP Value | **FOR SALE**

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GREA Partner

*Strategically positioned along Bruckner Boulevard,
offering prominent frontage on a major Bronx
thoroughfare with excellent visibility and accessibility.*

2260

Block

4

Lot

137.58' x 100'

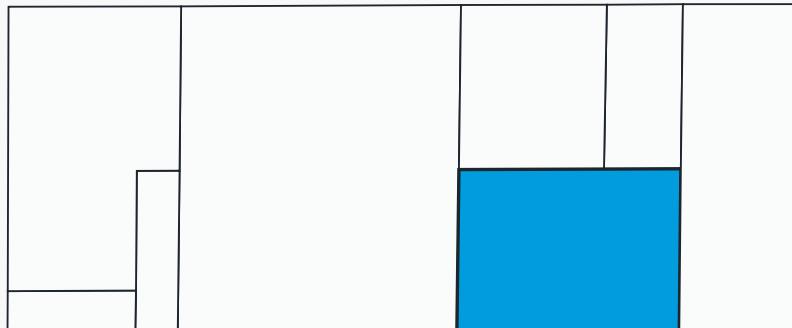
Lot Dimensions



East 132nd Street

St. Ann's Avenue

Brook Avenue



Bruckner Boulevard



Asking Price: \$11,750,000

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Ariela
GREA Partner

Mott Haven has been the center of luxury new development projects for the past few years and 126 Bruckner is situated in the heart of it all.

The building is situated just at the base of the Third Avenue Bridge to Manhattan, providing convenient access to major traffic arteries, including Route 87, the Cross Bronx Expressway, the FDR, and the Triborough Bridge





Ariel
GREA Partner

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. January 14, 2026 5:30 pm

* Picture was taken from the lot