

FOR SALE

500 Courtlandt Avenue
Bronx, NY 10455

Ariel
GREA Partner

24,790 SF Block-Through
Community Facility Opportunity

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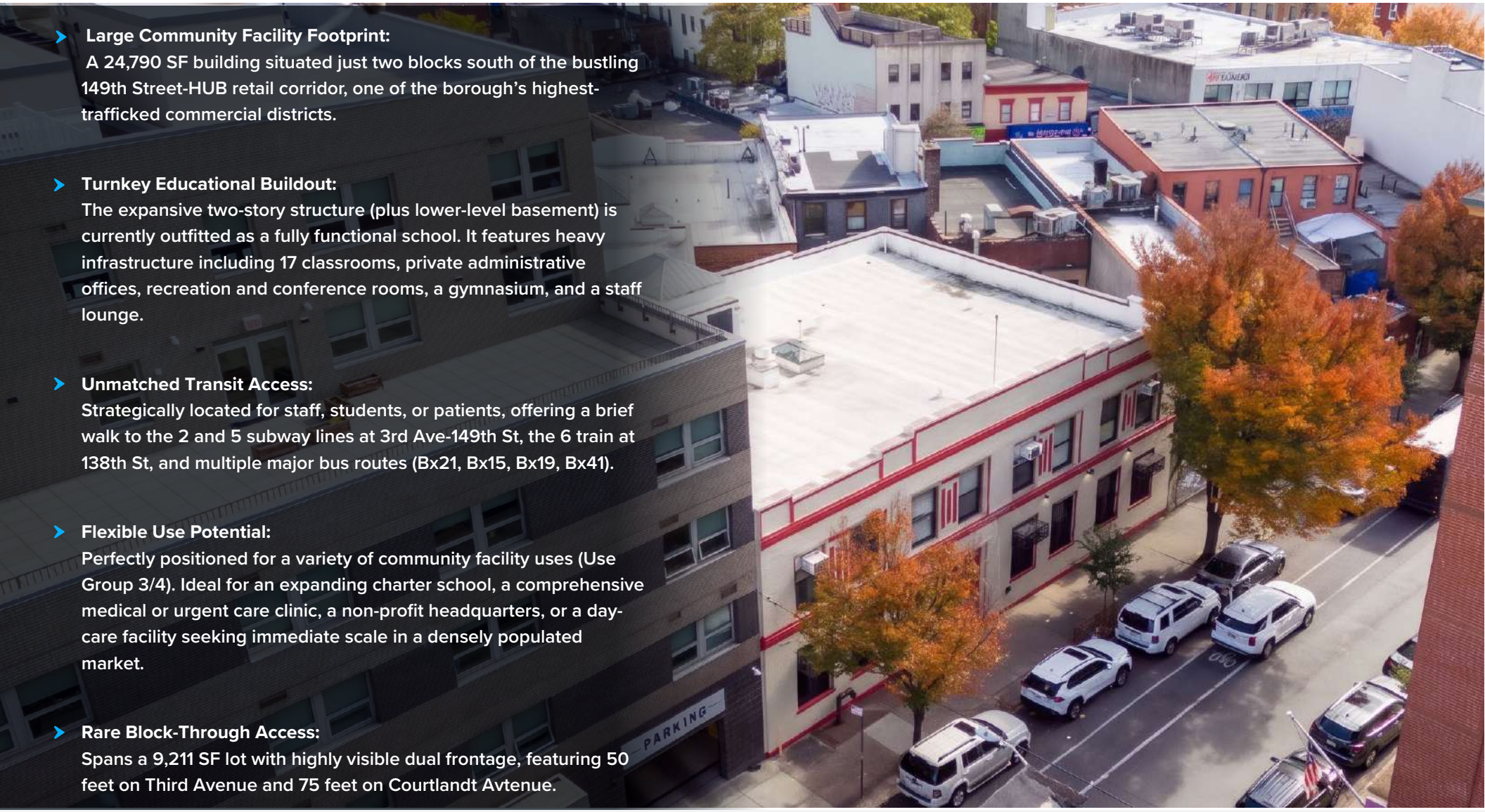

- **Large Community Facility Footprint:**
  A 24,790 SF building situated just two blocks south of the bustling 149th Street-HUB retail corridor, one of the borough's highest-trafficked commercial districts.
- **Turnkey Educational Buildout:**
  The expansive two-story structure (plus lower-level basement) is currently outfitted as a fully functional school. It features heavy infrastructure including 17 classrooms, private administrative offices, recreation and conference rooms, a gymnasium, and a staff lounge.
- **Unmatched Transit Access:**
  Strategically located for staff, students, or patients, offering a brief walk to the 2 and 5 subway lines at 3rd Ave-149th St, the 6 train at 138th St, and multiple major bus routes (Bx21, Bx15, Bx19, Bx41).
- **Flexible Use Potential:**
  Perfectly positioned for a variety of community facility uses (Use Group 3/4). Ideal for an expanding charter school, a comprehensive medical or urgent care clinic, a non-profit headquarters, or a day-care facility seeking immediate scale in a densely populated market.
- **Rare Block-Through Access:**
  Spans a 9,211 SF lot with highly visible dual frontage, featuring 50 feet on Third Avenue and 75 feet on Courtlandt Avtenue.

Exclusively Represented By
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Facility Specifications

- 24,790 Gross SF
  - 19,378 SF Above Grade
  - 5,412 SF Cellar
- Equipped with Sprinklers
- Capacity: 180 Students
- 17 Classrooms
- 8 Bathrooms
- Main Office
- Nurse's Office
- 2 Administrator Offices
- Guidance Counselor's Office
- Art Room
- Recreation Room
- Teachers Lounge
- Conference Room
- Resource Room
- Copy Room

Asking Price: $5,000,000 | $202 / SF | $247 / BSF (Standard) | $139 / $/BSF (UAP)

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Property Information	
Block / Lot	2327 / 31
Lot Dimensions	50' x 77.58' (Irreg.)
Lot Sq. Ft.	9,211
Building Dimensions	50' x 61.75'
Stories	2
Basement SF	5,412
Above Grade SF	19,378
Building Sq. Ft.	24,790
Zoning	R6 / C2-4
FAR (Standard)	2.20
Buildable Sq. Ft. (Standard)	20,264
FAR (UAP)	3.90
Buildable Sq. Ft. (UAP)	35,923
Tax Class	4
Assessment (26/27)	$345,870
Full Real Estate Taxes (26/27)	$37,520

*All square footage/buildable area calculations are approximate and should be verified with an architect

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2327
Block

31
Lot

50' x 77.58'
Lot Dimensions (Irreg.)

9,211
Lot Sq. Ft.

R6 / C2-4
Zoning

2 5 6
Subway Lines

Development Scenario	FAR	BSF
Standard	2.20	20,264
UAP	3.90	35,923

Asking Price: $5,000,000 | $202 / SF | $247 / BSF (Standard) | $139 / $/BSF (UAP)

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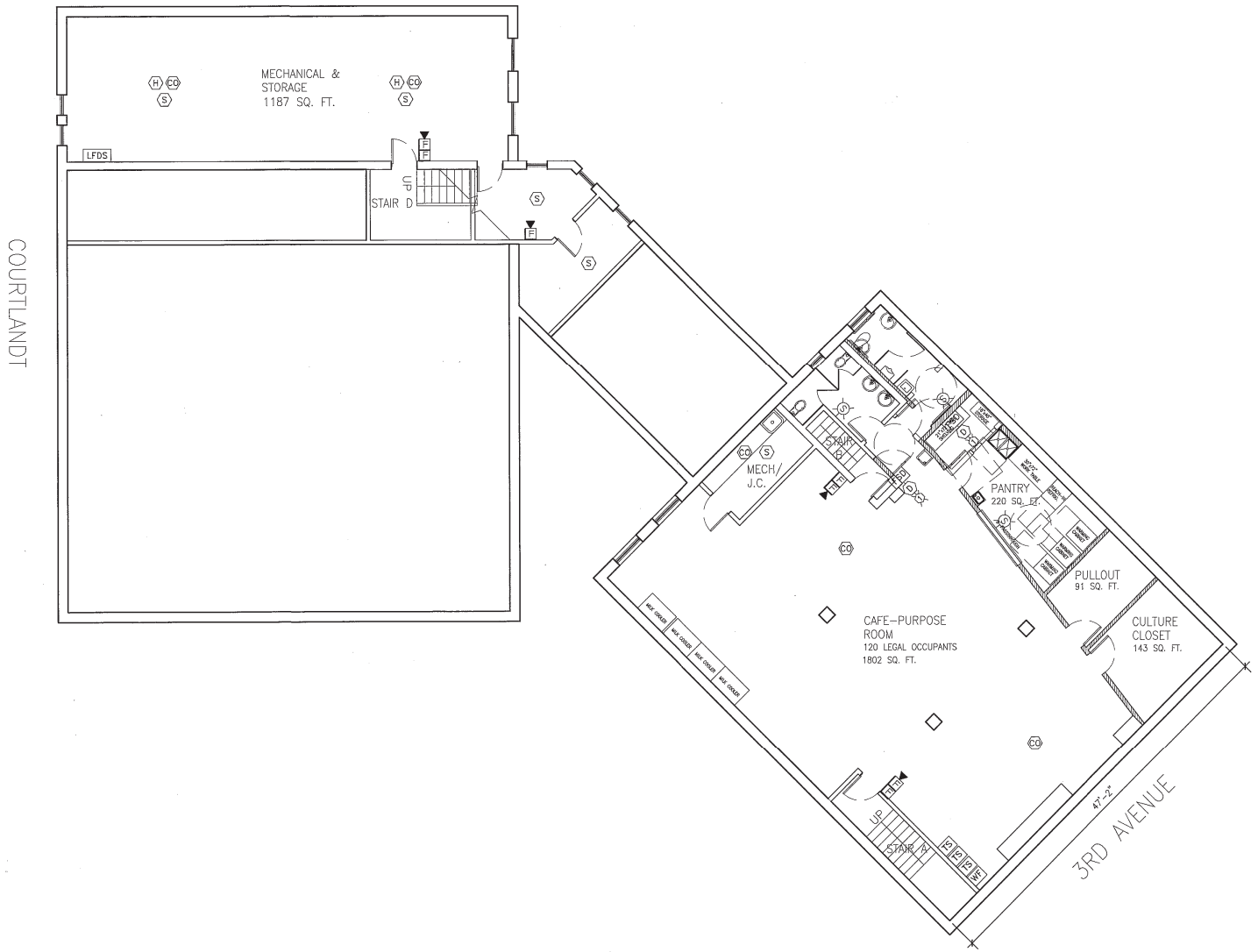
FLOOR PLANS

BASEMENT



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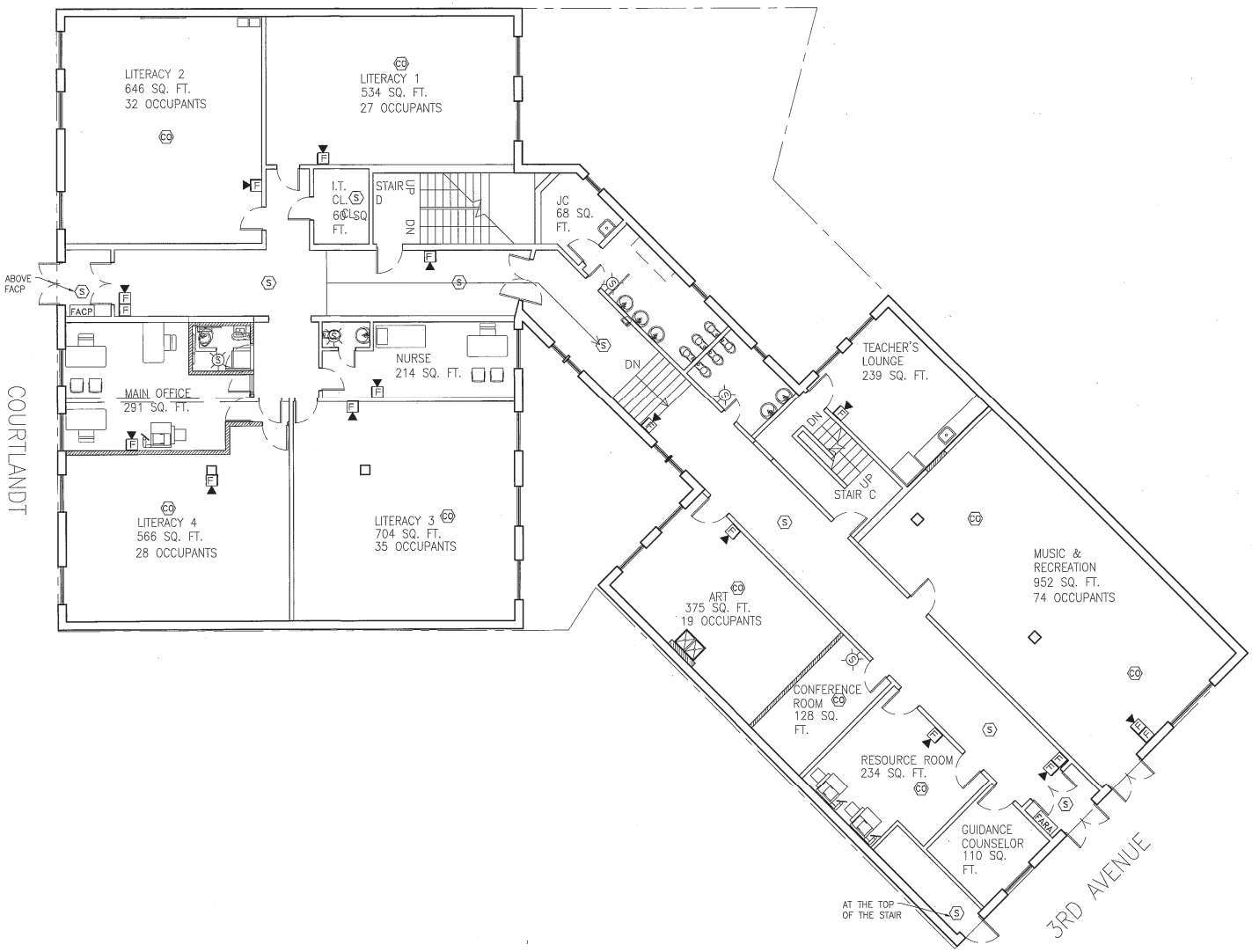
1ST FLOOR



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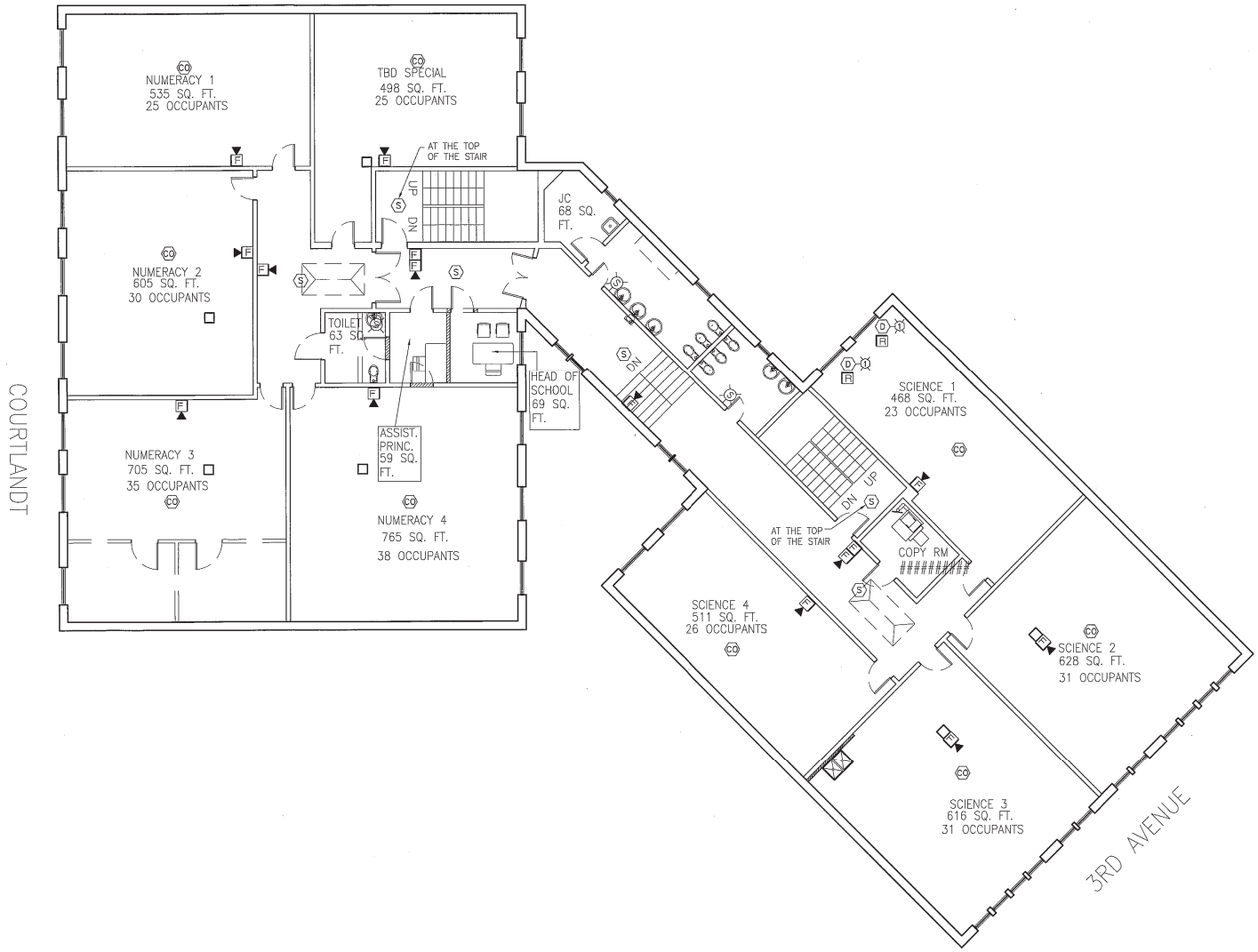
FLOOR PLANS

2ND FLOOR



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INTERIOR PHOTOS










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Welcome to Mott Haven

Lifestyle and Culture: Mott Haven has experienced a cultural renaissance in recent years, drawing artists and new residents while maintaining its deep Latino roots and strong sense of community.

Dining & Nightlife: The neighborhood offers a rich culinary landscape, featuring everything from authentic Puerto Rican and Oaxacan family-owned restaurants to new craft cocktail bars, trendy cafes, and Asian fusion spots. The area also boasts a lively music scene with venues hosting jazz, Latin, and hip-hop performances.

Arts & Creativity: The community is highly creative, home to numerous galleries, artist studios, and the Bronx Documentary Center, which focuses on social issues and photography. Street art and community-led creative projects are visible on many blocks.

Recreation: Residents have easy access to green spaces like St. Mary's Park, which offers sports facilities and outdoor fitness classes. The nearby waterfront and Randall's Island provide additional opportunities for jogging, biking, and outdoor recreation.



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Neighborhood Attractions

Mott Haven Historic Districts:

Centered around Alexander Avenue, this area features beautifully preserved late-19th-century brownstones and rowhouses often referred to as the "Irish Fifth Avenue."





St. Mary's Park:

As the largest park in the South Bronx, this green space offers rolling hills, winding paths, and a dedicated recreation center for the community.



The Bronx Brewery:

Located just on the edge of the neighborhood in Port Morris, this beloved craft brewery features a vibrant backyard space that hosts local food vendors, live music, and community events.

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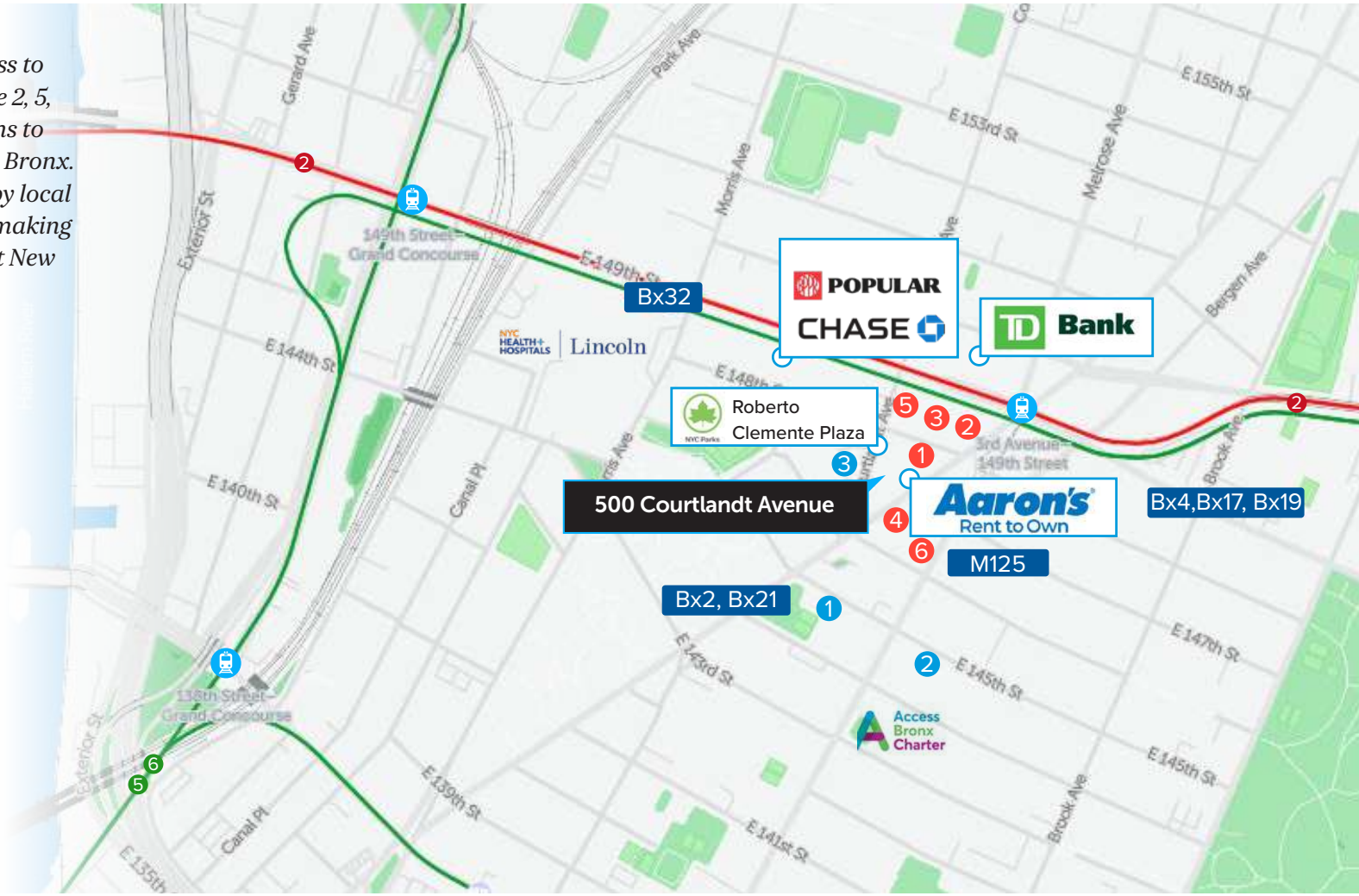
Mott Haven offers convenient transportation options, with access to several subway lines, including the 2, 5, and 6 trains, providing connections to Manhattan and other parts of the Bronx. The neighborhood is also served by local bus routes and major roadways, making commuting and travel throughout New York City convenient.



FOOD & BEVERAGE

1. Popeyes Louisiana Kitchen
2. Wendy's
3. KFC
4. Le Dakar
5. Golden Krust Caribbean Restaurant
6. Papa Johns Pizza

EDUCATIONAL

1. South Bronx Prep
2. Brilla Public Charter Schools Network
3. New York City Board of Education
4. Creo College Prep
5. Access Bronx Charter Elementary School

Transportation Score

100 *Public Transportation*

97 *Walker's Paradise*

Visit Walk Score Website →

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