

FOR SALE

# 521 City Island Avenue, Bronx, NY 10464

Rare 2.75 Acre City Island Waterfront Development Site with Cashflowing Marina

**Ariela**  
GREA Partner



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5635

Block

128

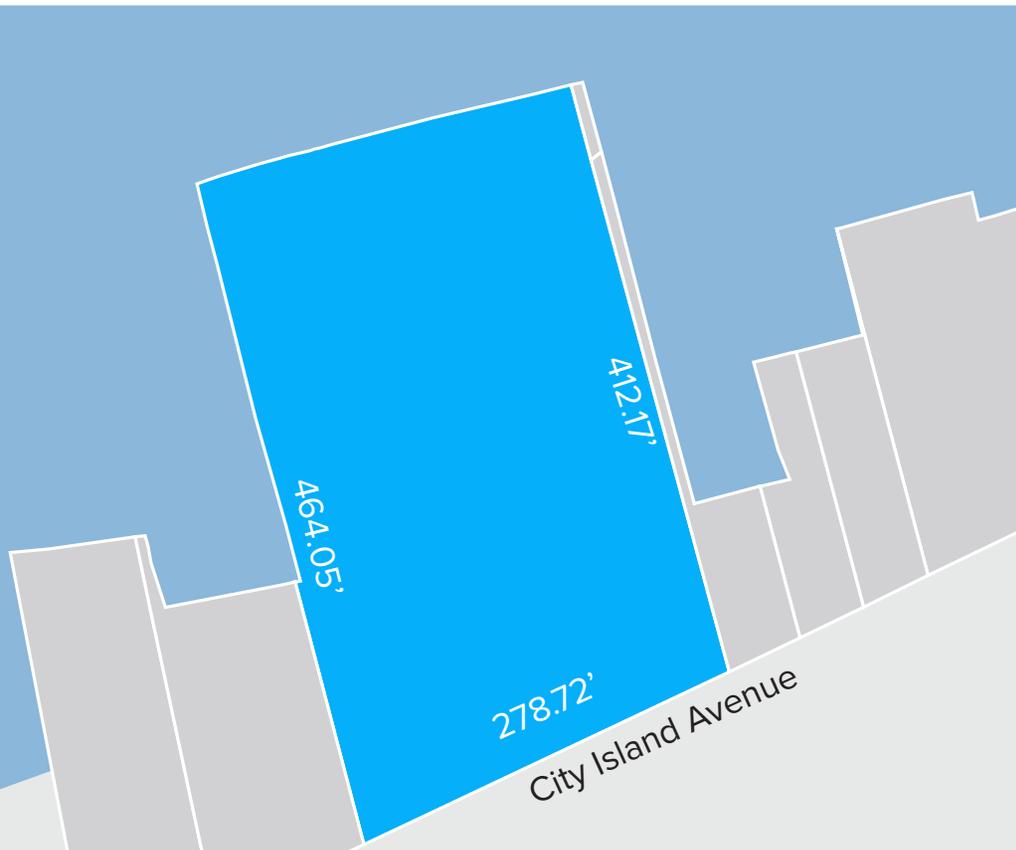
Lot

120,042

Lot Sq. Ft.

278.72'

Frontage



## R3A / C2-2; CD

Zoning

Development Scenario	FAR	BSF
Standard	0.75	90,032
Qualified Residential Site	1.00	120,042
Residential W/QAH	1.00	120,042
Commercial	1.00	120,042

Asking Price: **\$10,500,000** | **\$117 / BSF (Standard)** | **\$87 / BSF (Qualified Residential Site)** | **\$87 / BSF (Residential Senior Housing)** | **\$87 / Lot SF (Existing Land)**

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*Ariel Property Advisors has been retained on an exclusive basis to arrange the sale of 521 City Island Avenue, a premier development opportunity located in the heart of the Bronx’s “Nautical Village”.*

Spanning a massive 120,042 square feet, this site represents one of the largest single-ownership footprints on City Island. With a generous 278.72’ of frontage along City Island Avenue, the property offers a rare “blank canvas” for developers to bring much-needed housing or commercial space to this growing and unique neighborhood.

The property’s R3A zoning with a C2-2 overlay—situated within the City Island Special District (CD)—provides a diverse array of development options. Whether pursuing a luxury detached residential community, a commercial maritime facility, or a mixed-use project, 521 City Island Avenue offers an ideal balance of coastal tranquility and urban accessibility.

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## **Premier City Island Development Opportunity:**

At 2.75 acres (120,042 SF), this lot size provides unrivaled scale for the neighborhood, allowing for a master-planned development rather than a simple infill project. The site can yield approximately 90,032 buildable SF as-of-right, with potential for up to 120,042 buildable SF as a Qualified Residential Site (485-x), Senior Housing, or commercial development.

**Flexible Zoning Options:** The R3A / C2-2 (CD) designation permits detached single-family homes, commercial uses, or community facilities as-of-right.

**Expanded Marina Potential:** Opportunity to leverage 149,928 SF of land under water via recorded riparian rights to expand the existing 80-slip marina to a ~120-slip configuration, providing a significant value-add for a waterfront destination or private residential boat club. Currently the Marina Gross Income is \$392,000.

City Island serves as a premier residential destination, offering a unique waterfront lifestyle that is highly sought after but supply-constrained.

Located near local bus routes (Bx29) that connect directly to the 6 Subway line at Pelham Bay Park.

Minutes away from “Restaurant Row,” local yacht clubs, and nature preserves

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## Property Information

Block / Lot	5635 / 128
Lot Dimensions	278.72' x 412.17' (Irregular)
Lot Sq. Ft. (Existing Land)	120,042
Under Water Lot Area	149,928
Total Lot Sq. Ft.	269,970
Building Dimensions	24' x 40'
Stories	2
Total Units	3
Building Sq. Ft.	7,100
Current Boat Slips	80
Potential Boat Slips	120
Zoning	R3A / C2-2; CD
FAR (Standard)	0.75
FAR (Qualified Residential Site)	1.00
FAR (Residential Senior Housing)	1.00
FAR (Commercial)	1.00
Buildable Sq. Ft. (Standard)	90,032
Buildable Sq. Ft. (Qualified Residential Site )	120,042
Buildable Sq. Ft. (Residential Senior Housing)	120,042
Buildable Sq. Ft. (Commercial)	120,042
Tax Class	4
Assessment (25/26)	\$709,290
Real Estate Taxes (25/26)	\$76,944

\*All square footage/buildable area calculations are approximate

Asking Price: **\$10,500,000** | **\$117 / BSF (Standard)** | **\$87 / BSF (Qualified Residential Site)** | **\$87 / BSF (Residential Senior Housing)** | **\$87 / Lot SF (Existing Land)**

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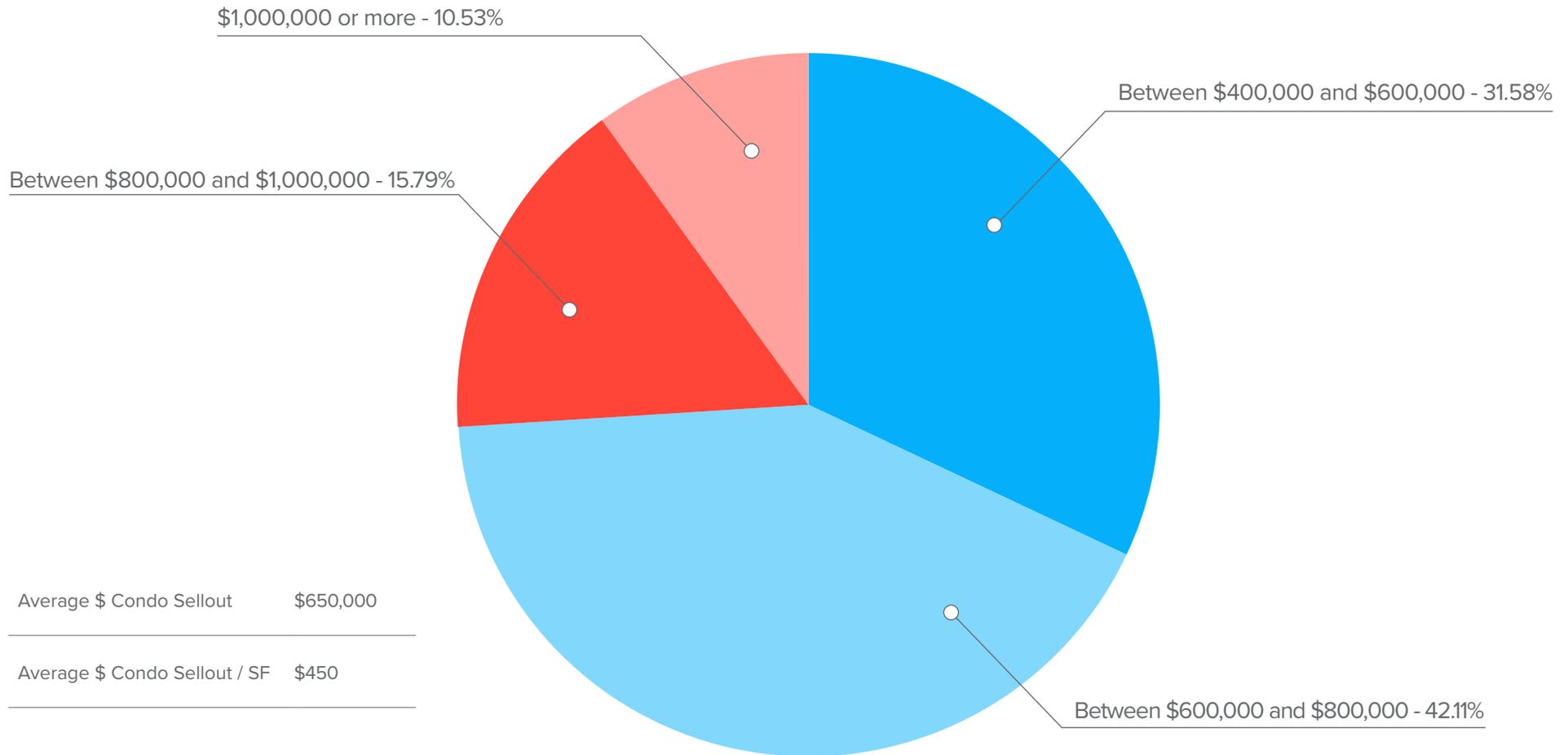
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## City Island Waterfront Homes Sale Price



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521 City Island Ave is located in the City Island neighborhood of the New York City, a quiet waterfront community known for its small-town feel and popular seafood restaurants. The area is scenic and peaceful but has limited public transit, so many residents rely on cars.

## Condo Communities

1. On the Sound
2. The Boatyard
3. Winward Lane
4. 190 Schofield Street Condos

