



**FOR JOINT VENTURE OR GROUND LEASE**

**763 Prospect Avenue, Bronx, NY 10455**

**Ariel**  
GREA Partner

Prime Corner Development  
Opportunity | Longwood, Bronx NY

# 763 Prospect Ave, Bronx, NY 10455

Prime Corner Development Opportunity | Longwood, Bronx NY | **FOR JOINT VENTURE OR GROUND LEASE**

**Ariel** GREA Partner



- 100 x 98.34' corner vacant lot encompassing approximately 9,585 square feet at the corner of Prospect Avenue and East 156th Street
- R6 zoning provides 28,756 BSF with standard FAR, 37,383 BSF with UAP FAR and up to 46,009 BSF with a community facility
- Ownership requests proposals from developers & potential partners who will fully develop the site and provide them with a 14,449 sq. ft. of community facility condominium in 'white box' condition to be located in the cellar, 1st floor and 2nd floor. Please inquire to review conceptual studies of zoning and build out requirements.
- The property is a few blocks from the Longwood Historic District, which features architecturally distinct rowhouses from the late-19th and early-20th century.
- Hunts Point & Port Morris employment hubs are within a mile of the property and it's a short distance to the Bronx's rapidly growing Mott Haven neighborhood
- Easy access to Manhattan and other boroughs is provided by the 2/5 trains one block north at Prospect Avenue and the nearby Bruckner Expressway
- 763 Prospect Avenue is an excellent opportunity for developers seeking a boutique rental opportunity in an accessible, growing residential market

## Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | [arielpa.nyc](http://arielpa.nyc)

Michael A. Tortorici x13  
[mtortorici@arielpa.com](mailto:mtortorici@arielpa.com)

Jason M. Gold x22  
[jgold@arielpa.com](mailto:jgold@arielpa.com)

Daniel Mahfar x99  
[dmahfar@arielpa.com](mailto:dmahfar@arielpa.com)

Gabriel Elyaszadeh x55  
[gelyaszadeh@arielpa.com](mailto:gelyaszadeh@arielpa.com)

Erik Moloney x24  
[emoloney@arielpa.com](mailto:emoloney@arielpa.com)

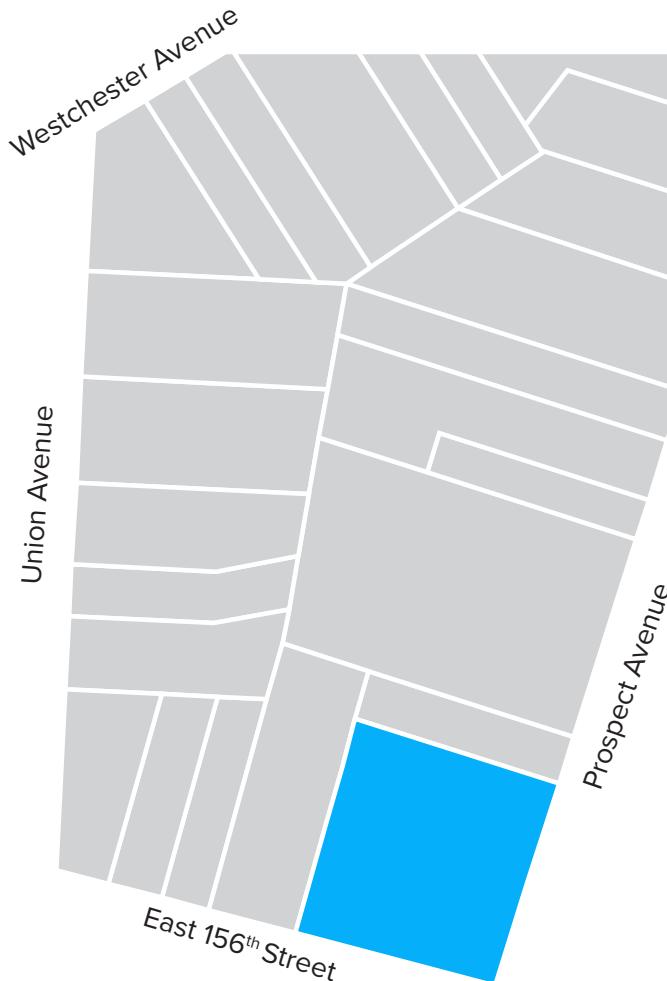
For Financing  
Information:  
[mswerdlow@arielpa.com](mailto:mswerdlow@arielpa.com)

Matthew Swerdlow x56  
[mswerdlow@arielpa.com](mailto:mswerdlow@arielpa.com)

# 763 Prospect Ave, Bronx, NY 10455

Prime Corner Development Opportunity | Longwood, Bronx NY | **FOR JOINT VENTURE OR GROUND LEASE**

**Ariel** GRECA Partner



**100' X 98.34'**

*LOT DIMENSIONS (IRREGULAR)*

**R6**

*ZONING*

**9,585**

*LOT SQ. FT.*

**28,756**

*BUILDABLE SQ. FT. (STANDARD)*

**46,009**

*BUILDABLE SQ. FT.  
(COMMUNITY FACILITY)*

**Longwood**

*LOCATION*

**2 5 6**

*SUBWAY LINES*

| Development Scenarios | FAR  | BSF    |
|-----------------------|------|--------|
| Standard              | 3.00 | 28,756 |
| City of Yes           | 3.90 | 37,383 |
| Community Facility    | 4.80 | 46,009 |

Please inquire for details regarding seller's requirement of a 14,338 sq. ft. community facility, which will be split between above and below grade space.

\*All square footage/buildable area calculations are approximate

## Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | [arielpa.nyc](http://arielpa.nyc)

Michael A. Tortorici x13  
[mtortorici@arielpa.com](mailto:mtortorici@arielpa.com)

Jason M. Gold x22  
[jgold@arielpa.com](mailto:jgold@arielpa.com)

Daniel Mahfar x99  
[dmahfar@arielpa.com](mailto:dmahfar@arielpa.com)

Gabriel Elyaszadeh x55  
[gelyaszadeh@arielpa.com](mailto:gelyaszadeh@arielpa.com)

Erik Moloney x24  
[emoloney@arielpa.com](mailto:emoloney@arielpa.com)

For Financing  
Information:

Matthew Swerdlow x56  
[mswerdlow@arielpa.com](mailto:mswerdlow@arielpa.com)

# 763 Prospect Ave, Bronx, NY 10455

Prime Corner Development Opportunity | Longwood, Bronx NY | **FOR JOINT VENTURE OR GROUND LEASE**

**Ariel**   
GREA Partner



## Property Information

| Block / Lot                  | 2676 / 79     |        |
|------------------------------|---------------|--------|
| Lot Dimensions               | 100' x 98.34' |        |
| Lot Sq. Ft.                  | 9,585         |        |
| Zoning                       | R6            |        |
| Development Scenarios        | FAR           | BSF    |
| Standard                     | 3.00          | 28,756 |
| City of Yes                  | 3.90          | 37,383 |
| Community Facility           | 4.80          | 46,009 |
| Above Grade Comm Fac.        | 9,584         |        |
| Below Grade Comm. Fac.       | 4,754         |        |
| Total Comm. Fac. Requirement | 14,338        |        |
| Tax Class                    | 4             |        |
| Assessment (25/26)           | \$642,150     |        |
| Real Estate Taxes (25/26)    | \$69,108      |        |

\*All square footage/buildable area calculations are approximate  
Please inquire for conceptual zoning studies.

## Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13  
mtortorici@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Daniel Mahfar x99  
dmahfar@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

Erik Moloney x24  
emoloney@arielpa.com

For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com

# 763 Prospect Ave, Bronx, NY 10455

Prime Corner Development Opportunity | Longwood, Bronx NY | FOR JOINT VENTURE OR GROUND LEASE

**Ariel**  
GREA Partner

## Transit Within 2 Blocks

2 5 6 Subway - Jackson Ave and 149th St Stations  
Bx17, Bx46, Bx4 - Buses

20 Minutes to Central Park  
40 Minutes to Downtown Manhattan  
40 Minutes to LaGuardia Airport

## Hunts Point Metro North Station

Hunts Point station is a planned passenger rail station on Metro-North Railroad's New Haven Line. The station is planned to open in 2027 as part of the Penn Station Access project

## Transportation Score

100  
Public Transportation

90  
Walker's Paradise

[Visit Walk Score Website](#) →



Exclusively Represented By  
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13  
mtortorici@arielpa.com

Jason M. Gold x22  
jgold@arielpa.com

Daniel Mahfar x99  
dmahfar@arielpa.com

Gabriel Elyaszadeh x55  
gelyaszadeh@arielpa.com

Erik Moloney x24  
emoloney@arielpa.com

For Financing  
Information:

Matthew Swerdlow x56  
mswerdlow@arielpa.com