



FOR JOINT VENTURE OR GROUND LEASE

763 Prospect Avenue, Bronx, NY 10455



Prime Corner Development
Opportunity | Longwood, Bronx NY

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- 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

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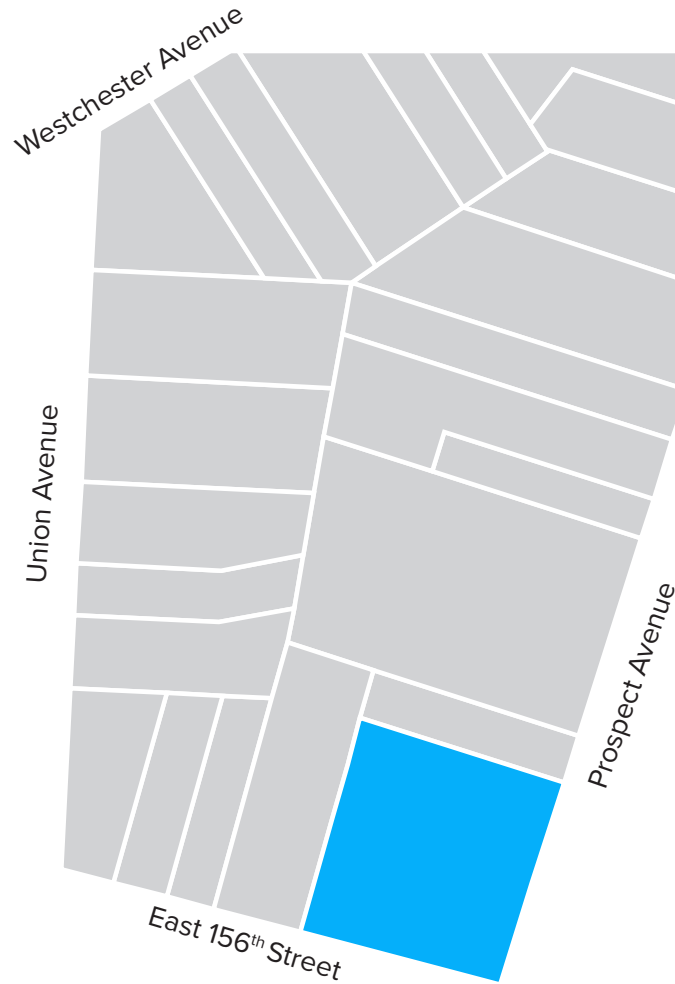
For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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. December 3, 2025 1:22 pm

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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



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

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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.

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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

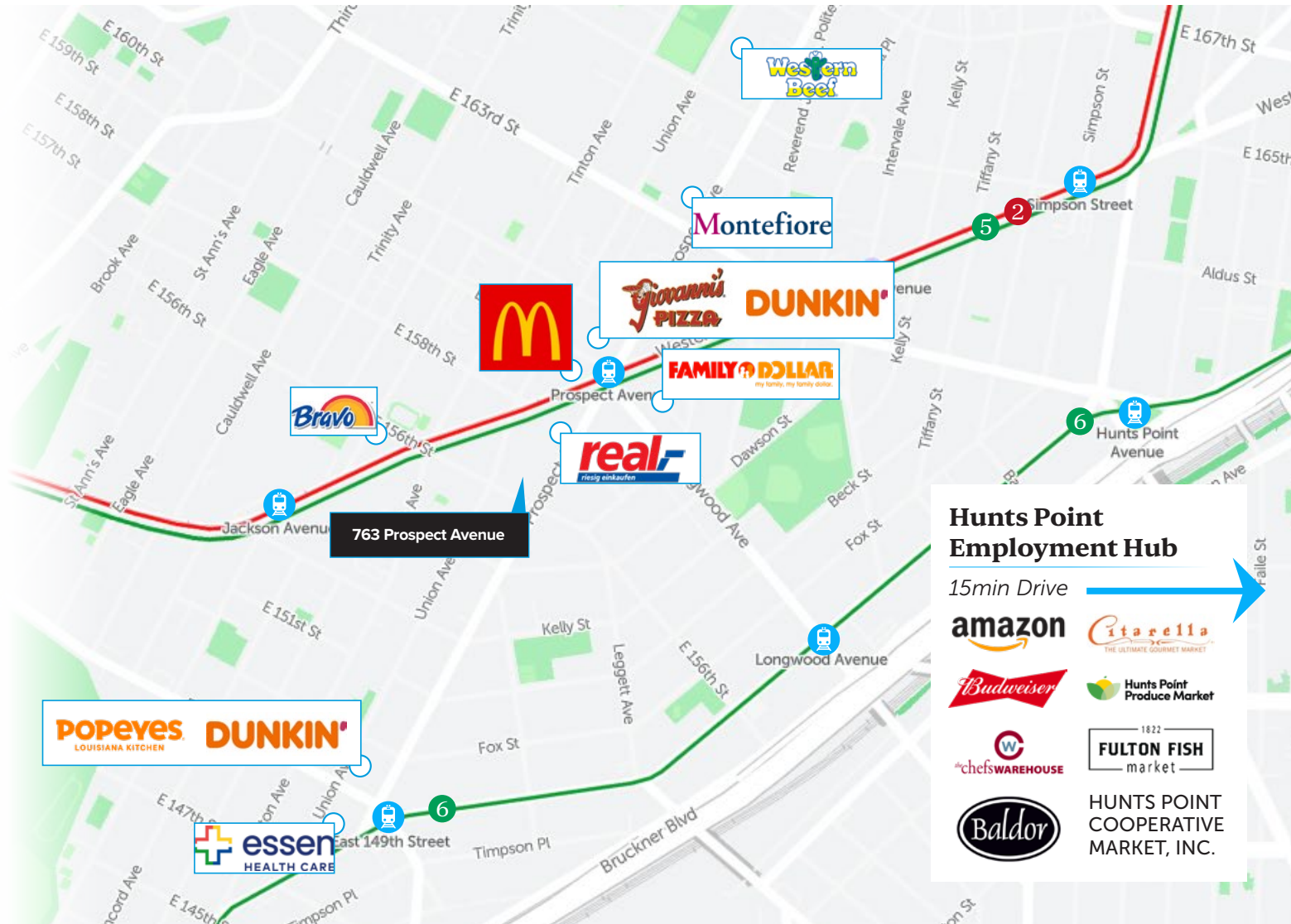
Public Transportation



90

Walker's Paradise

Visit Walk Score Website →



Hunts Point Employment Hub

15min Drive

amazon

Citarella
THE ULTIMATE GOURMET MARKET

Budweiser

Hunts Point
Produce Market

chefsWAREHOUSE

1822
FULTON FISH
market

Baldor

HUNTS POINT
COOPERATIVE
MARKET, INC.

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