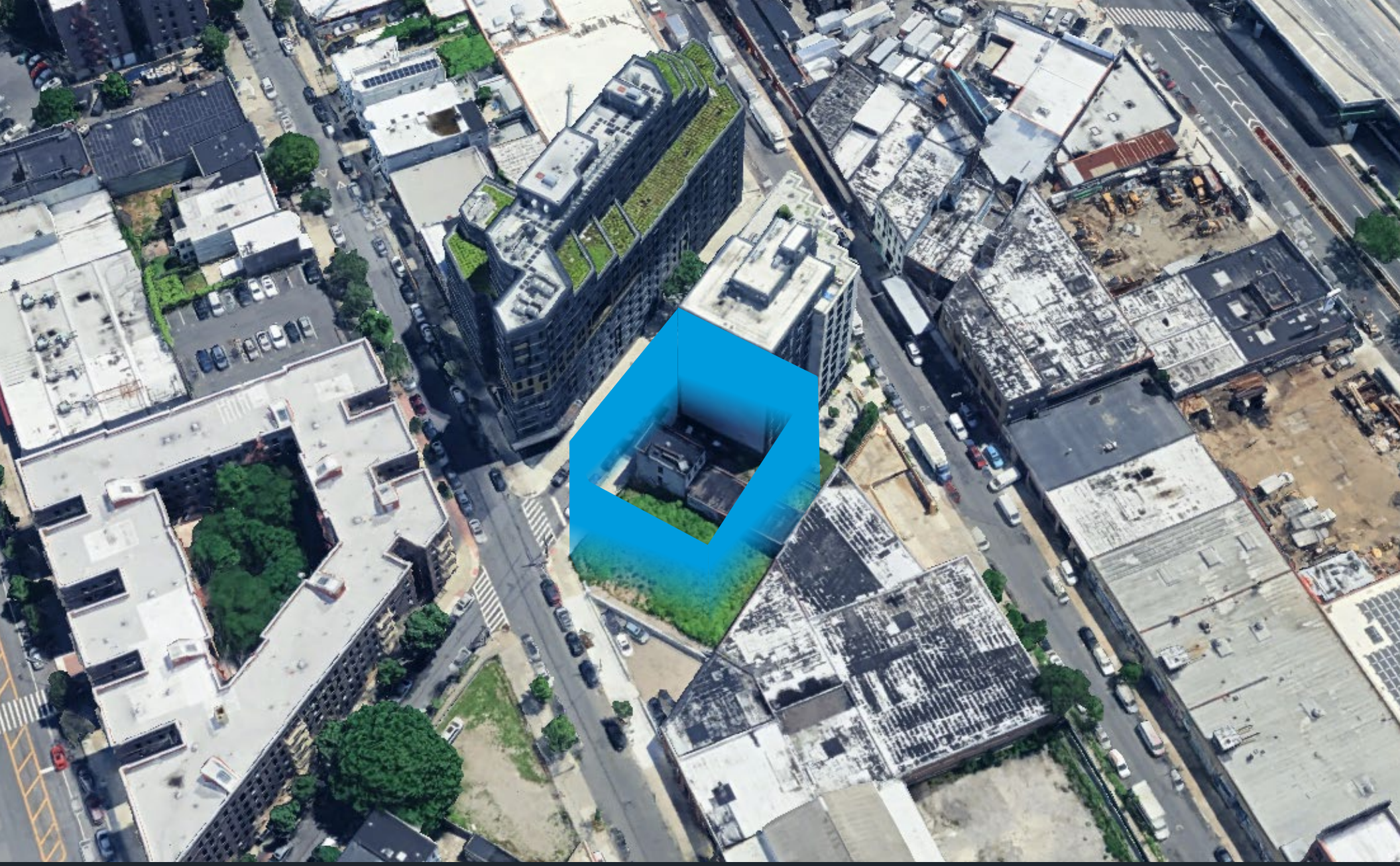


FOR SALE

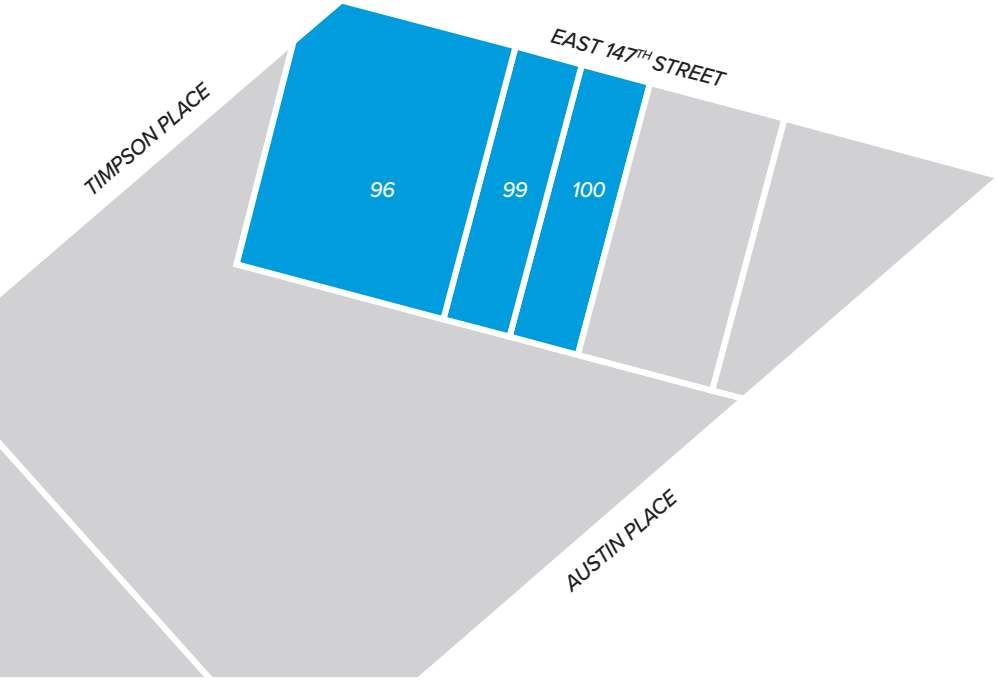
860, 868 & 870 East 147th Street
Bronx, NY 10455

Ariel GREA Partner

74K BSF Development Opportunity

860, 868 & 870 East 147th Street, Bronx, NY 10455

74K BSF Development Opportunity | **FOR SALE**



111.32' X 100' (Irr.)
LOT DIMENSIONS

R7X
ZONING

12,362
LOT SQ. FT.

2 5 6
SUBWAY LINES

Asking Price: $7,250,000 | $98 / BSF

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74K BSF Development Opportunity | **FOR SALE**

- **Strategic Location**
  Assemblage consists of three adjacent lots with 135.53' of frontage along Timpson Place and East 147th Street
- **Zoning Framework**
  Mandatory Inclusionary Housing (MIH) R7X zoning district with 6.00 FAR
- **Substantial Footprint**
  Combined lot square footage of 12,361.68 SF allowing for 74,170 residential buildable square feet
- **Comprehensive Transit Options**
  Exceptional transit access, located just 0.2 miles from the 6 subway line at East 149th Street, providing a direct commute to Manhattan. Served by an extensive network of local buses—including the Bx19, Bx17, Bx15, Bx4, and Bx21—connecting you quickly to The Hub and wider Bronx. Convenient to the Triborough, Third Avenue, and Willis Avenue Bridges, ensuring easy vehicular access to all boroughs.
- **Vibrant Mott Haven Community**
  Located in the Mott Haven section of the South Bronx, a neighborhood distinguished by its rich cultural heritage and historic charm. Residents enjoy a variety of emerging local amenities, including trendy cafes, art galleries, and significant open spaces such as St. Mary's Park.

Asking Price: $7,250,000 | $98 / BSF

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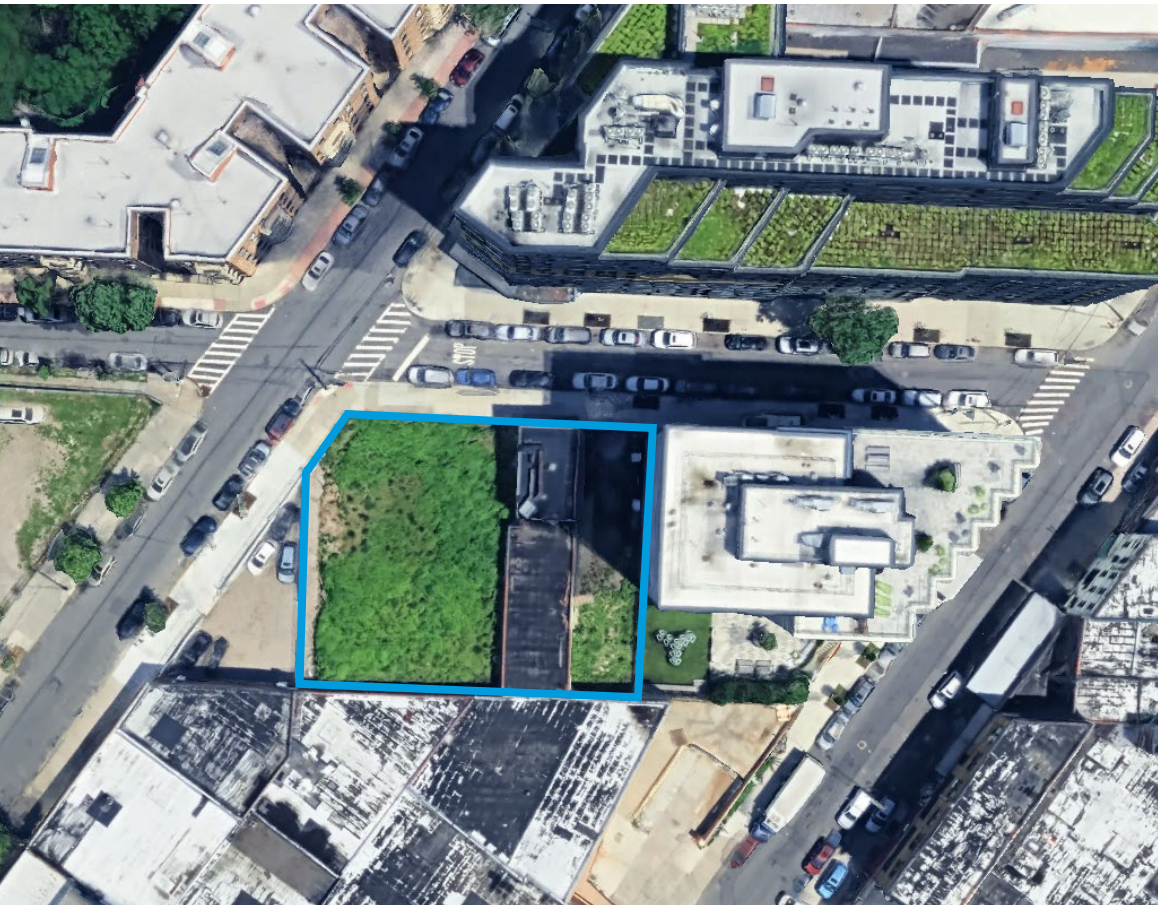

Block / Lot	2600 / 96, 99, 100
Lot Dimensions	111.32' x 100' (Irregular)
Lot Sq. Ft.	12,362
Building Dimensions	25' x 93'
Stories	2
Building Sq. Ft.	2,325
Zoning	R7X
FAR (MIH)	6.00
Buildable Sq. Ft. (MIH)	74,170
Tax Class	4 & 1B
Assessment (25/26)	$117,594
Real Estate Taxes (25/26)	$15,716

*All square footage/buildable area calculations are approximate

Asking Price: $7,250,000 | $98 / BSF

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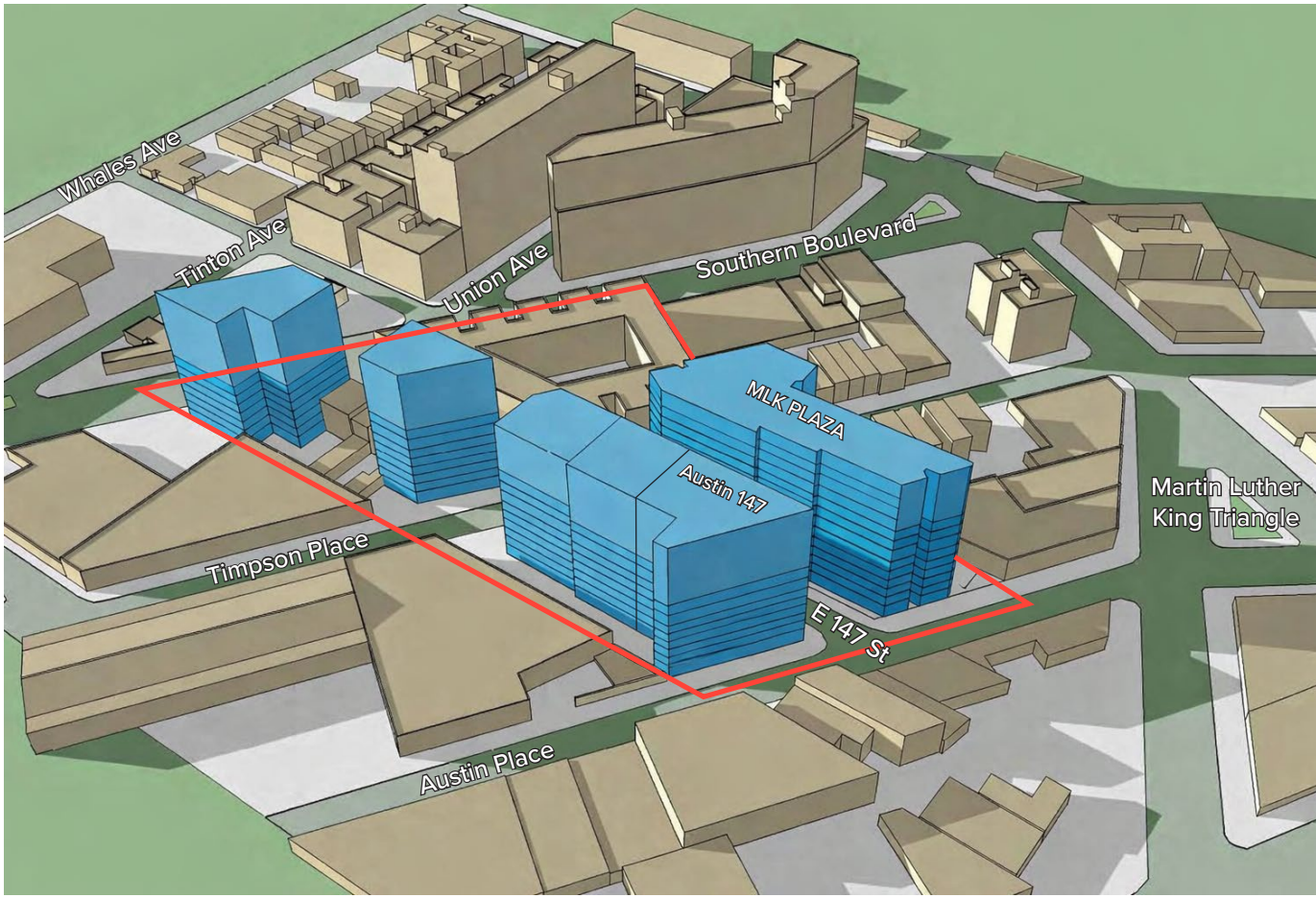
The 147th Street Renaissance: A New Core for the South Bronx

The East 147th Street corridor has emerged as the definitive bridge between the historic "Hub" of the Bronx and the rapid luxury development of the Mott Haven waterfront. Historically a district characterized by low-density industrial use, the area has undergone a strategic rezoning (R7X/C1-4) designed to facilitate a high-density, mixed-use future. This shift is best exemplified by the success of immediate neighbors like MLK Plaza (869 E 147th St), which brought 165 modern residential units to the block, proving the area's viability as a destination for both high-quality housing and essential community-centric retail.

The site at 860-870 East 147th Street sits at the epicenter of this "15-minute neighborhood" evolution. With the 6-train just two blocks away and the 35-acre St. Mary's Park acting as a regional anchor, the corridor is no longer an industrial outlier but a vital residential hub. Developers and retail tenants are increasingly drawn to this pocket for its unique "value-add" position: it offers the foot traffic of a major transit-oriented district without the extreme congestion of 149th Street, providing a premium canvas for modern mixed-use development that serves a growing, diverse consumer base.



East 147th Street Rezoning Map

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New Contruction in the area:

1

MLK Plaza

869 E 147th St
Completed (2019)
167 Units

2

Brook Ave Apts

463/469 E 147th St
Completed (~2017)
66 Units

3

Austin 147

880 E 147th St
Completed (2019)
80 Units

4

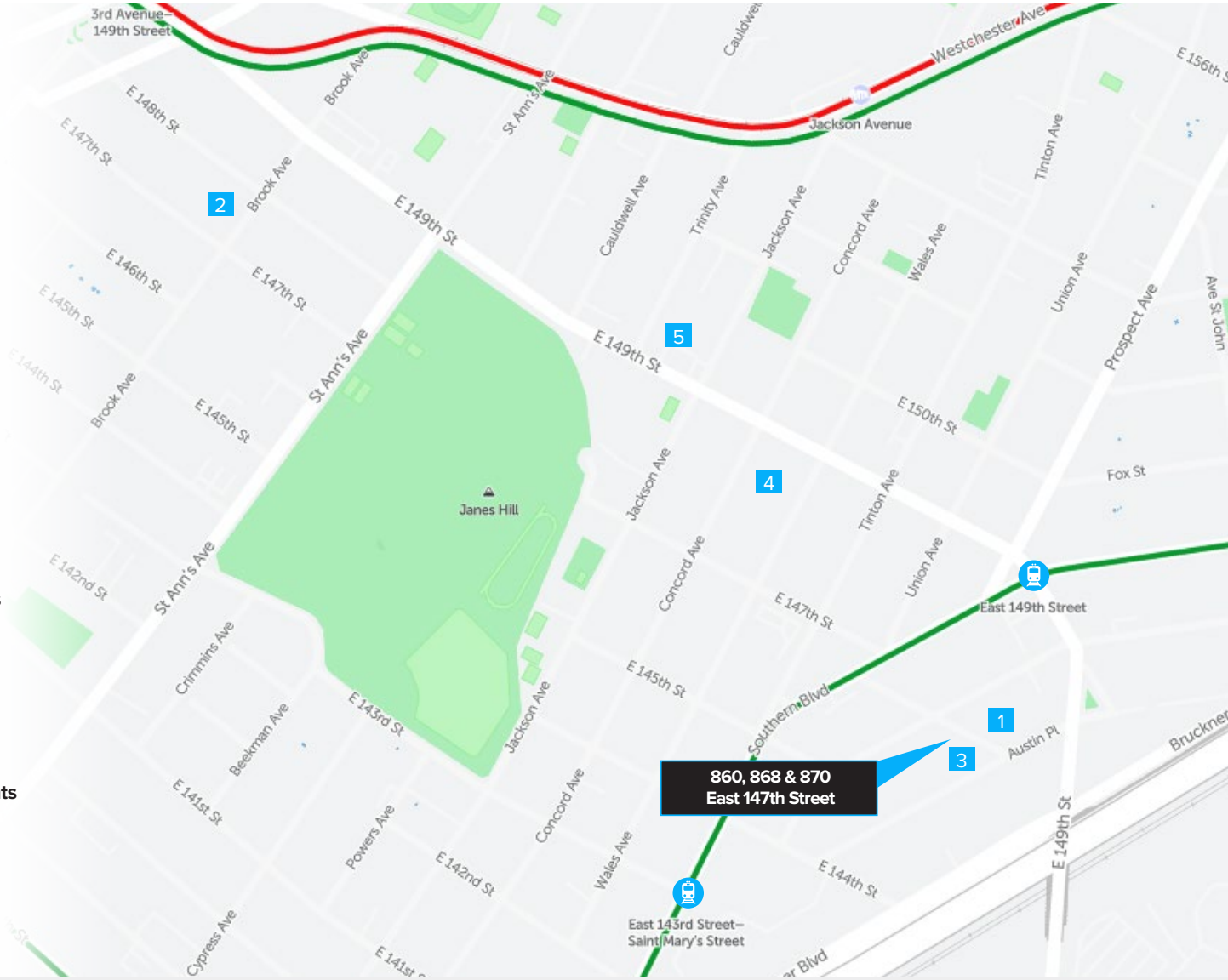
St. Roch Apartments

525 Wales Ave
Permits Filed (2025)
160 Units

5

550 Trinity Apartments

550 Trinity Ave
Completed (2021)
52 Units



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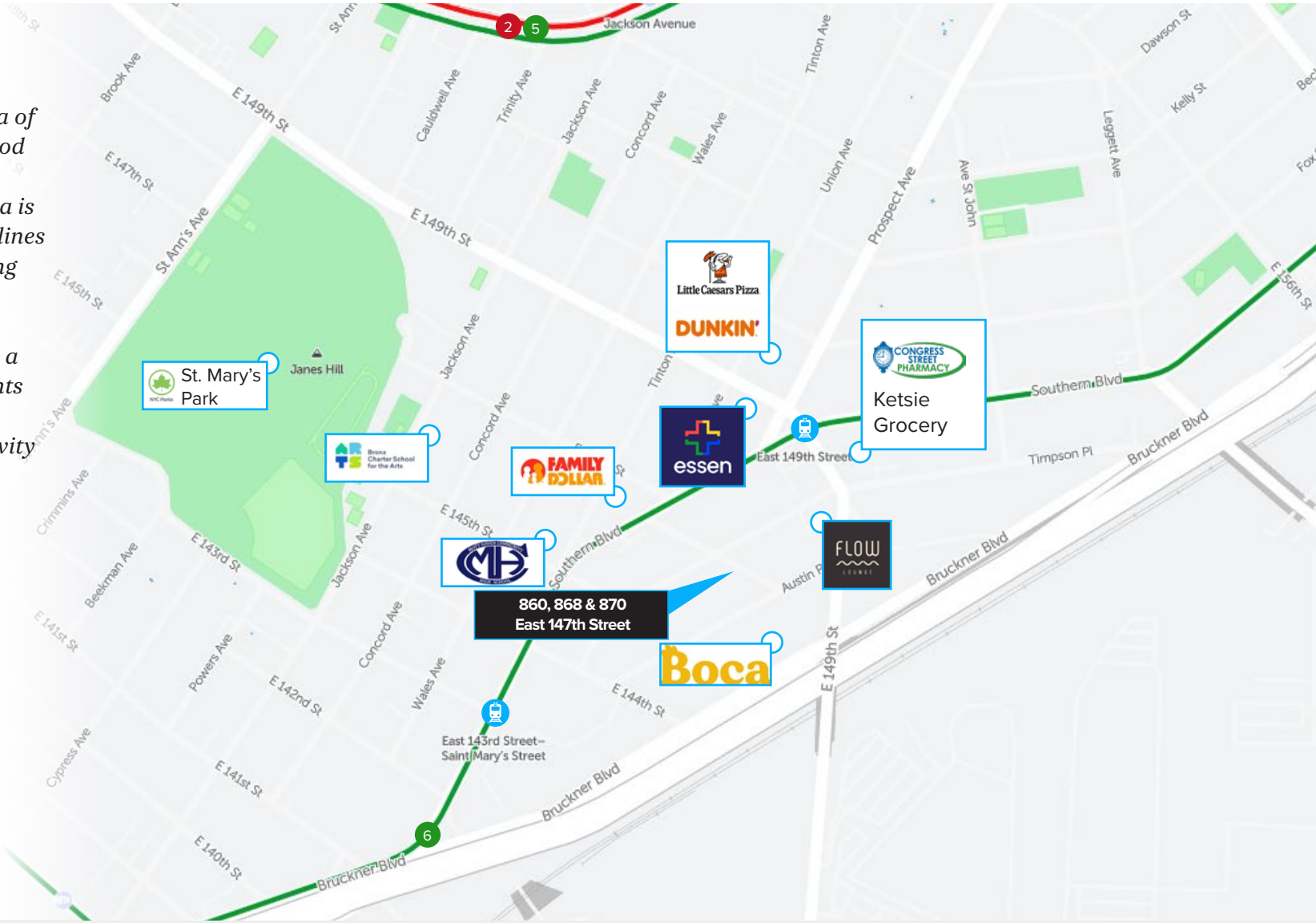
Located in the Mott Haven area of the South Bronx, a neighborhood known for its strong public transportation access. The area is well-served by nearby subway lines and multiple bus routes, making travel to Manhattan and other parts of the Bronx convenient. With major roads close by and a highly walkable layout, residents and visitors benefit from easy daily commuting and connectivity throughout New York City.

Transportation Score

97
Public Transportation

87
Walker's Paradise

Visit Walk Score Website →



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