

Bruckner By The Bridge: *105 Willis Avenue, Bronx, NY 10454*

Ariela
GREATER Partner

Premier 419-Unit Elevator Tower | Deep Tax Benefits | Immediate Revenue Growth Through
Executed 610 Amendment | Accretive Assumable Debt Stack | Dominant Mott Haven Corner | **FOR SALE**

Bid Deadline: Tuesday, June 30th, 2026



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➤ Massive Institutional Scale

3 separate buildings spanning 476,038 gross square feet with 419 residential units and 2 commercial units and 110 parking spaces

➤ Revenue Diversification

Complementing the residential units are two high-value commercial anchors: a Day Care and a School. Dedicated parking component adds additional steady monthly cash flow.

➤ Deep Tax Savings

Residential and parking condos benefit from 420-c tax exemptions significantly minimizing the real estate tax load until 2048. Commercial condos utilize the Industrial & Commercial Abatement Program (ICAP) to mitigate costs.

➤ Comprehensive Assumable Debt Structure Until 2042

Current financing features an attractive 3.84% swap rate through May 2027 on 7-day SIFMA bonds plus servicing and credit enhancement, at which point the debt transitions to a flexible floating-rate structure with reduced servicing fees. Investors can further optimize yield by using the principal reserve fund—projected to hit the required 20% threshold in 2027—to pay down the bonds, lowering annual interest payments through 2042.

➤ Modern Infrastructure

Constructed in 2009, this elevator-serviced building offers state-of-the-art systems requiring minimal capital expenditures.

➤ Mott Haven's Institutional Transformation

Located at the cornerstone of the rapidly evolving Mott Haven submarket, a neighborhood defined by a historic surge in large-scale residential development, trendy waterfront parks, and an expanding retail landscape.

➤ Income Upside

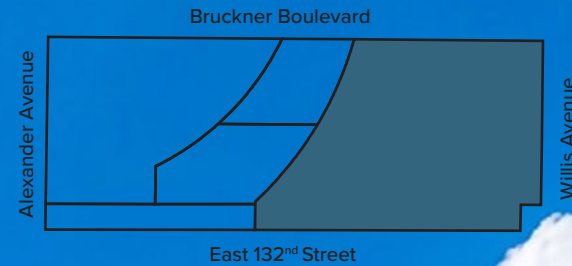
Path for significant revenue growth driven by recently executed 610 Amendment, allowing ownership to collect the full voucher payment standards 141 current voucher-backed units.

➤ Strategic Gateway Location

Occupying a high-visibility corner at Willis Avenue and Bruckner Boulevard, the property serves as a dominant gateway between Manhattan and the Bronx, offering a "minutes-to-Manhattan" commute via the Willis Avenue Bridge and immediate access to major transit thoroughfares.

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2295
Block

7501
Lot

14,823
Lot Sq. Ft.

422
Total Units

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Property Information

Block / Lot	2295 / 7501
Individual Condo Tax Lots	2295 / 1002 (Unit RU1), 1004 (Unit RU2), 1006 (Unit RU3), 1001 (Unit CU1), 1003 (Unit CU2), 1005 (Unit PK)
Lot Dimensions	132.95' x 128.91' (irregular)
Lot Sq. Ft.	14,823
Building Dimensions	132.95' x 128.91' (irregular)
Stories	13
Residential Units	419
Commercial Units	3
Total Units	422
Building Sq. Ft.	476,038
Zoning	M1-5/R8A, MX-1
FAR	6.02
Buildable Sq. Ft.	89,234
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (26/27)	\$18,044,124
Taxes before Exemptions	\$2,188,123
420-C	(\$15,335,870)
ICAP - Expires 2038	(\$222,206)
Real Estate Taxes (26/27)	\$72,530

*All square footage/buildable area calculations are approximate

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Please Inquire for Pricing

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Exterior Photos



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Interior Photos



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Welcome to Port Morris

Port Morris is a small waterfront neighborhood in the South Bronx area of The Bronx, known historically for its industrial warehouses and shipping facilities along the East River. Today, some of its old factories are being redeveloped into studios, offices, and creative spaces as the area gradually changes.

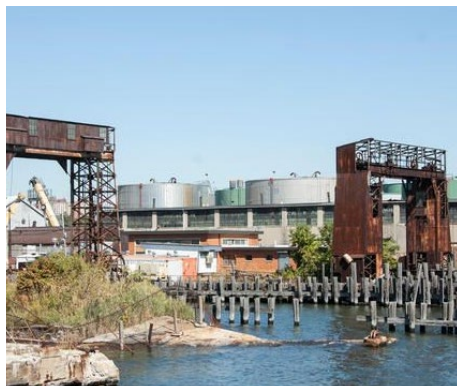


The Bronx Brewery

The Bronx Brewery is a popular craft brewery in Port Morris known for its innovative beers and vibrant community events. It has transformed an old industrial space into a lively gathering spot with outdoor seating, tours, and tasting experiences.

Port Morris Ferry Bridges

Historic industrial ferry bridges from the mid-20th century and iconic waterfront relics.



Street Art & Murals Around Port Morris

Colorful urban art including the "I Love Bronx" mural and other community pieces.

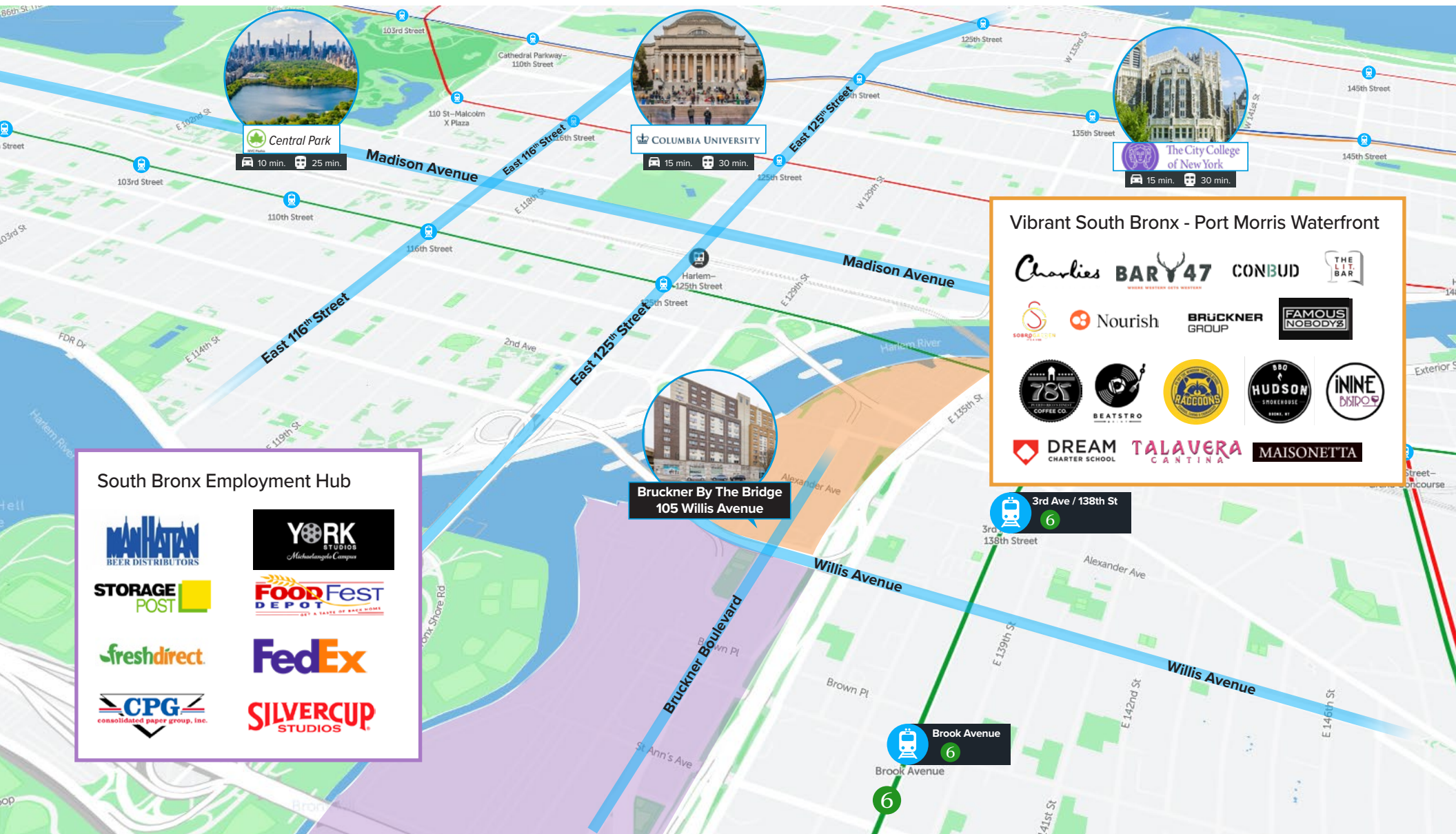


Port Morris Distillery

Port Morris Distillery is a craft distillery in Port Morris known for producing traditional Puerto Rican-style rum called pitorro.

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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. June 23, 2026 4:31 pm