



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Vacant Former Bronx Borough Courthouse for Sale

121,000 SF

878 Brook Avenue • Bronx • NY

For Pricing Call: 718-437-6100

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Location Overview

Located in the Melrose neighborhood of the Bronx at the intersection of 3rd Ave near the Jackson Ave subway station.

Nearest Transit: 2 & 5 trains at Jackson Ave and the BX13, BX6, BX15, & BX21 bus lines.

Nearby tenants include NYC Charter High School for Architecture, BOOM! Health Wellness Center, Phipps Neighborhoods Opportunity Center at Melrose, Boricua College, Bronx Sky Child Care Center Inc, P.S. X140 The Eagle School, Save Our Streets (S.O.S.) Bronx, and more!

Main Highlights

- ▶ Beaux-style architecture
- ▶ Opportunity zone
- ▶ Fully vacant
- ▶ 2 elevators and 2 staircases
- ▶ Grand lobby
- ▶ 9 stories
- ▶ School district 7
- ▶ Brand new roughing for high-end plumbing, mechanical, & electric
- ▶ Federal and State Tax credits for purchaser



121,000 SF

Total Building Size



14,663 SF

Lot Size



C4-4

Zoning

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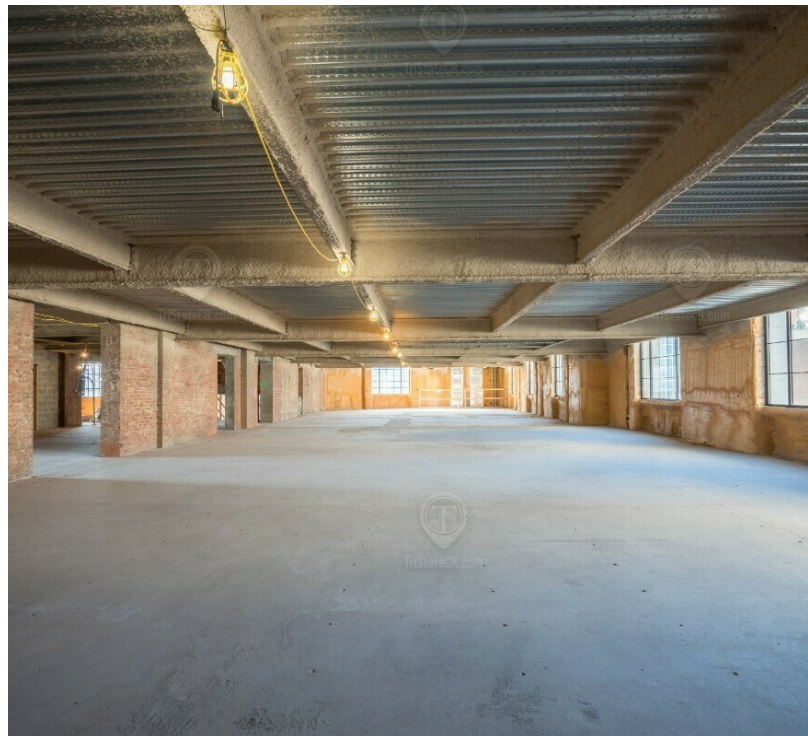
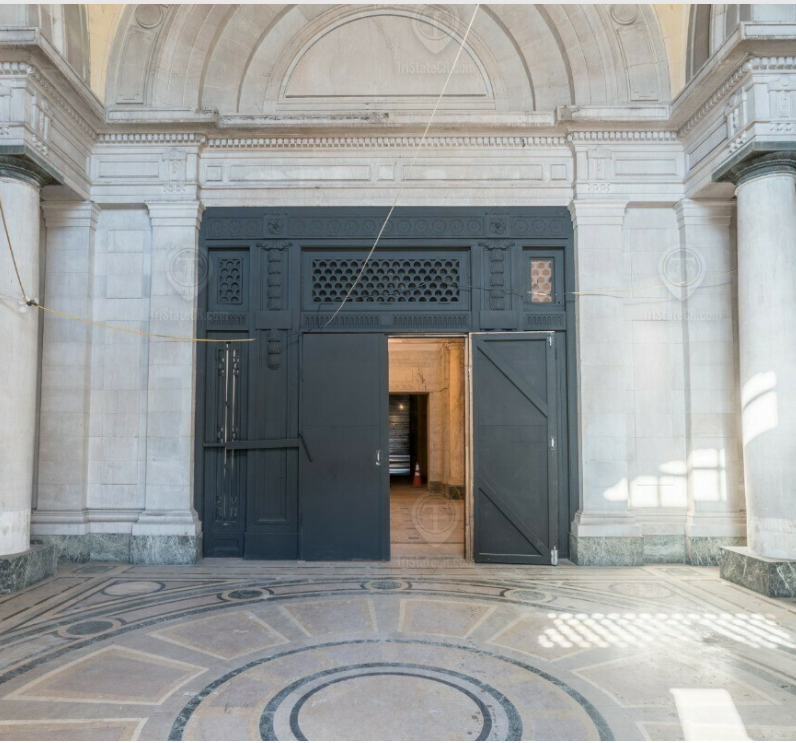
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Additional Photos

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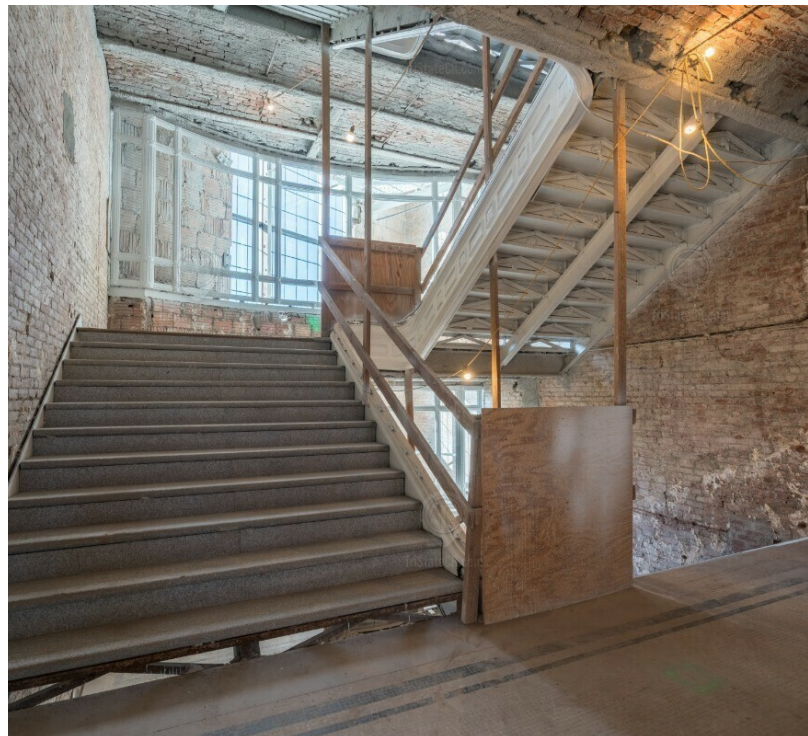
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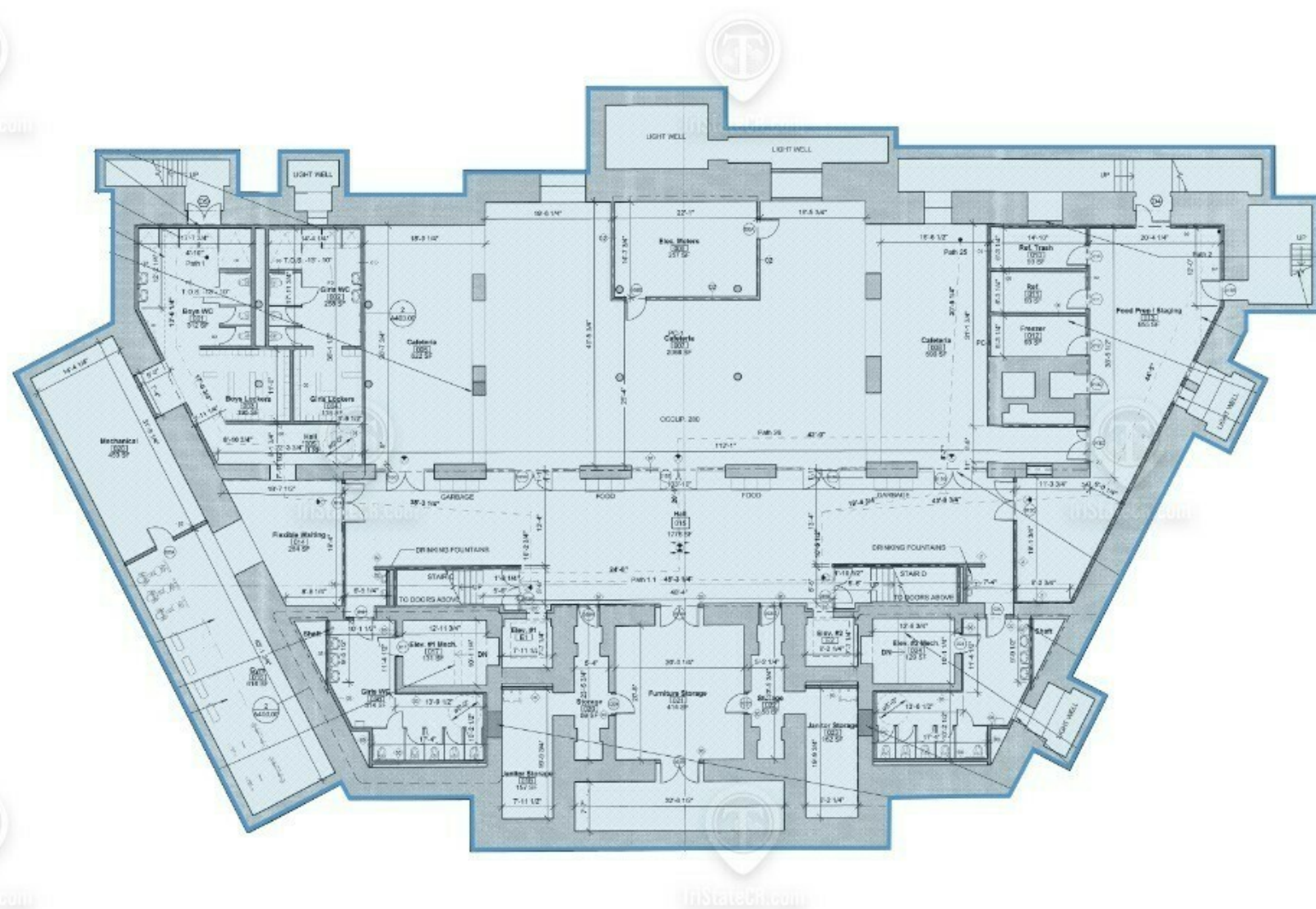
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Floor Plans

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878 BROOK AVENUE LOWER LEVEL

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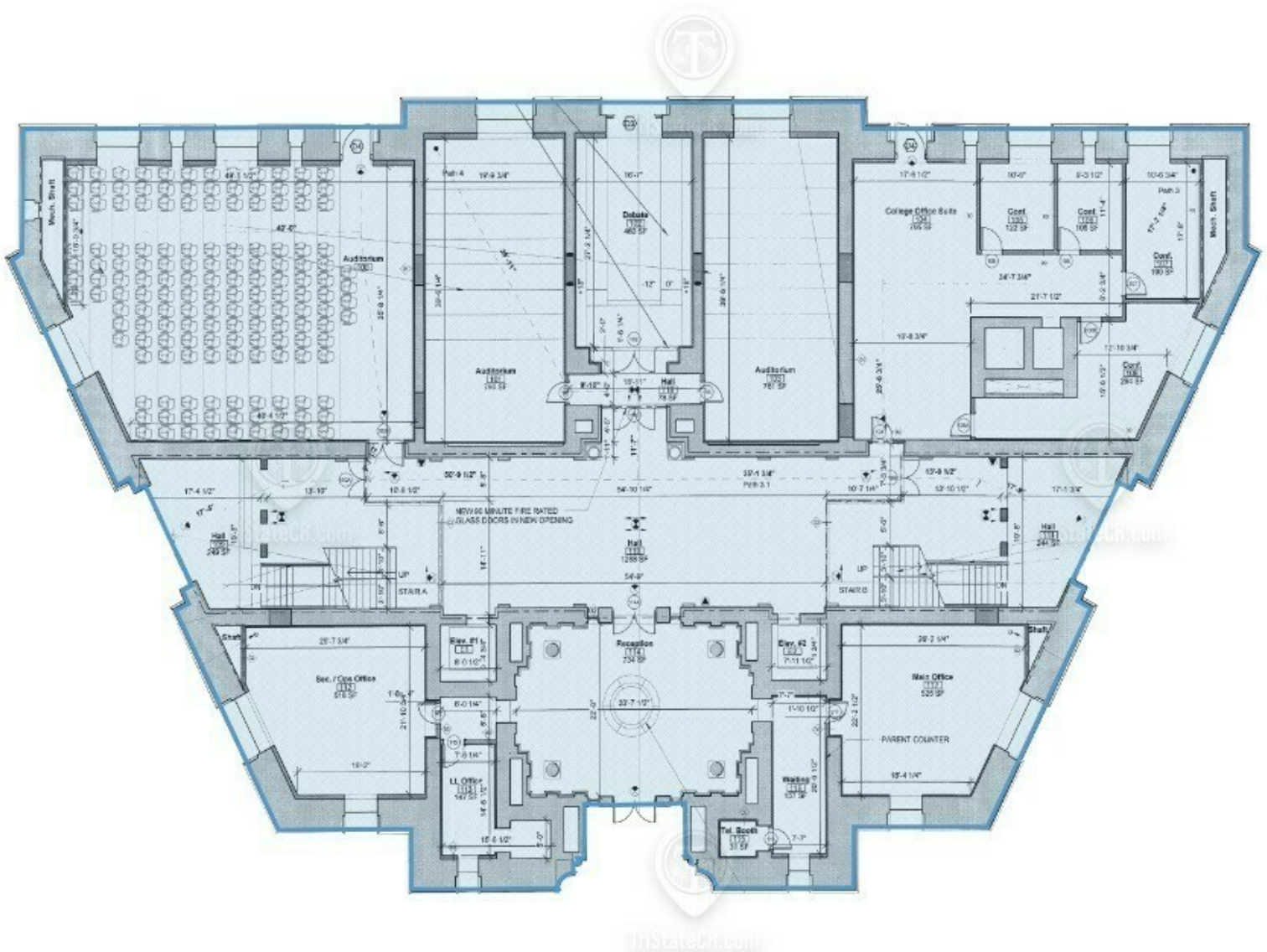
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Floor Plans

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878 BROOK AVENUE GROUND FLOOR

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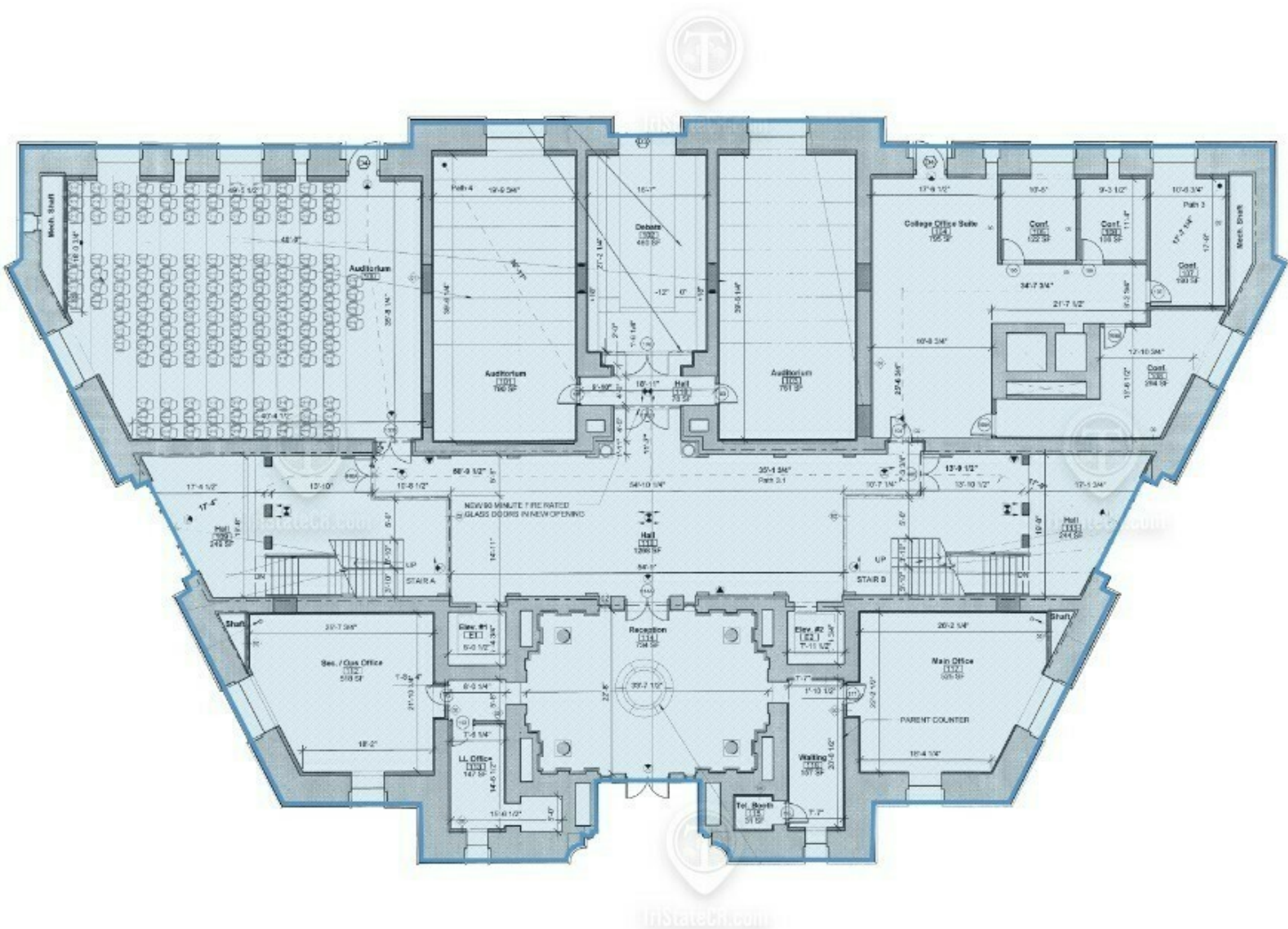
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Floor Plans

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878 BROOK AVENUE
2ND FLOOR

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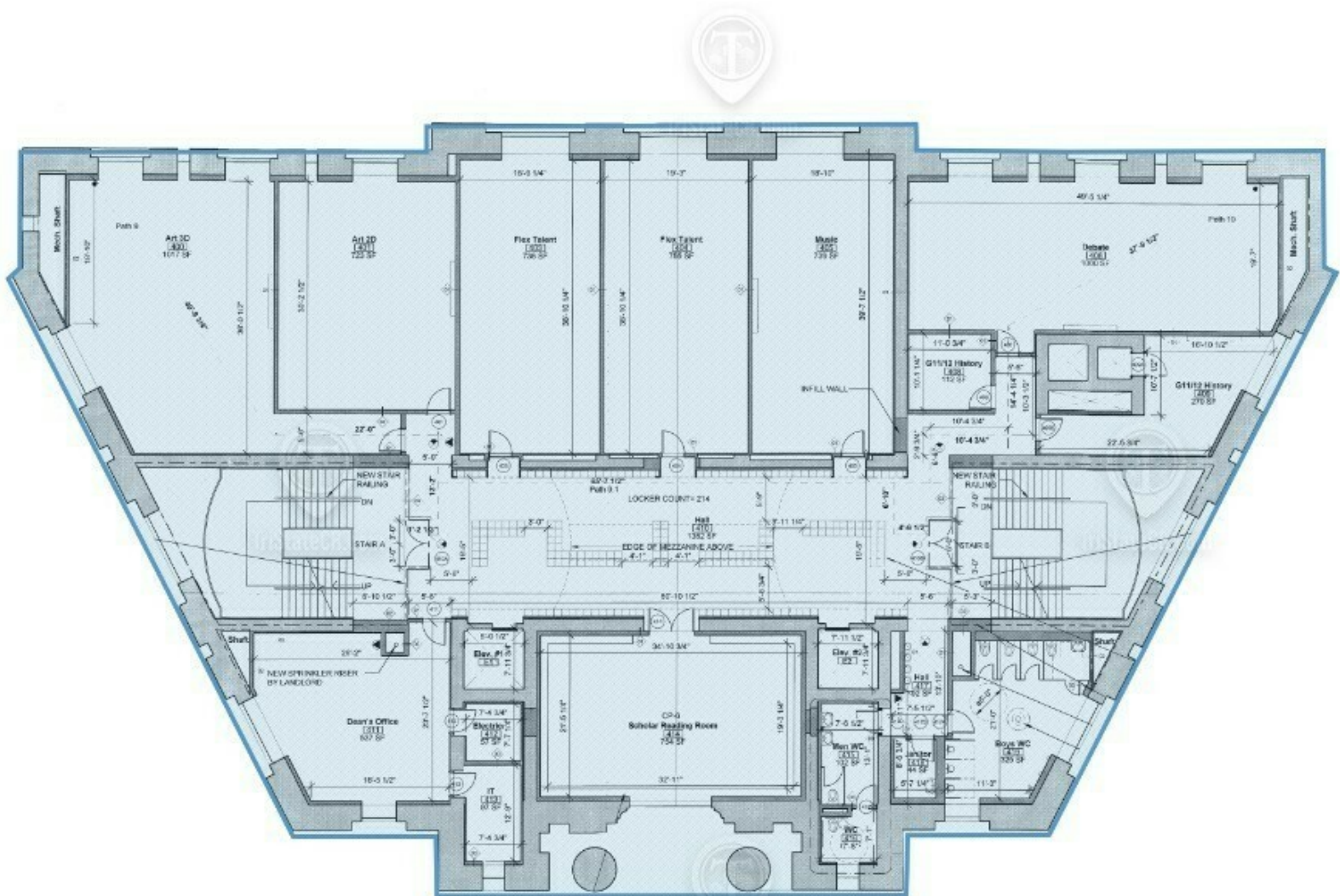
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Floor Plans

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878 BROOK AVENUE 4TH FLOOR

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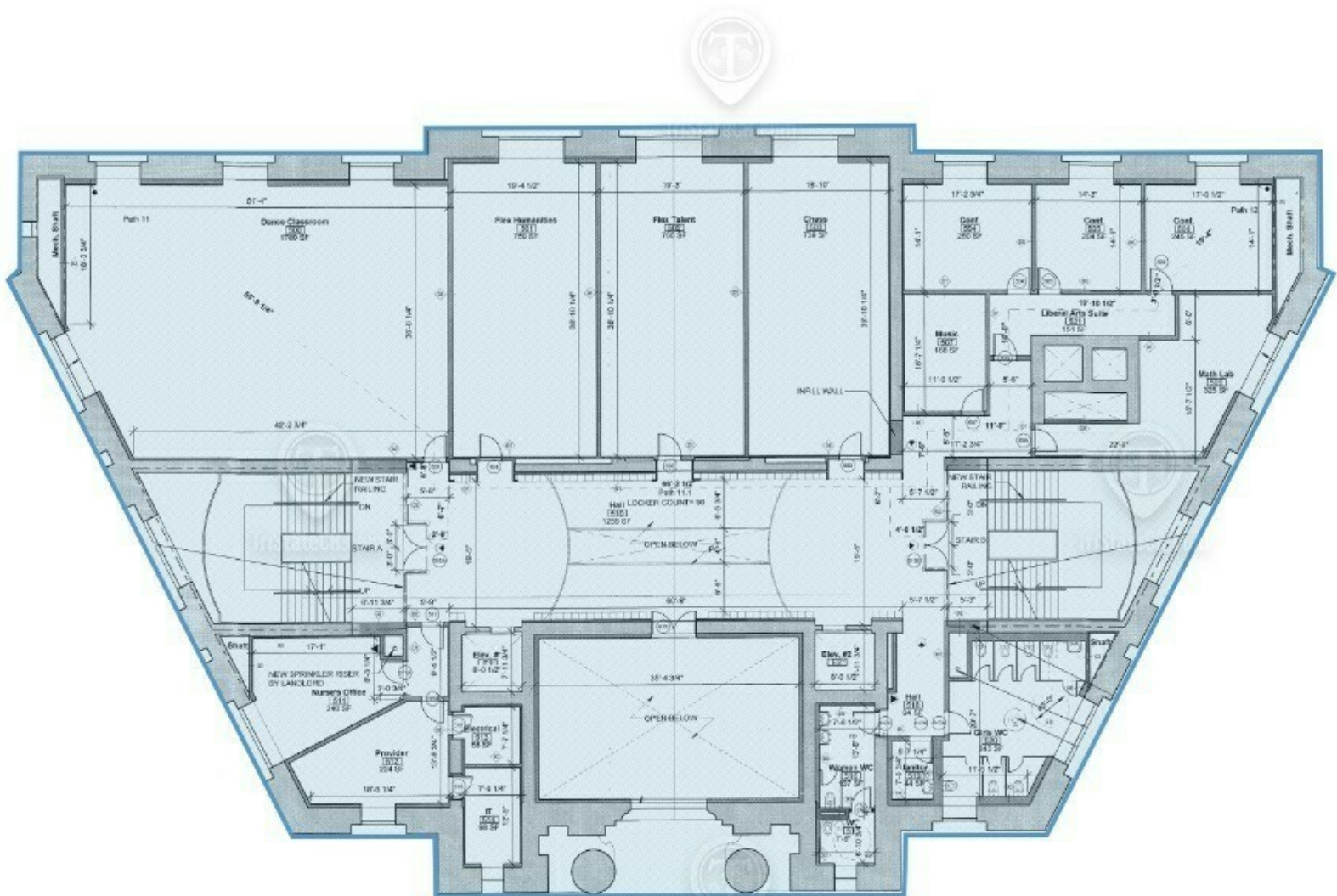
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Floor Plans

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5TH FLOOR

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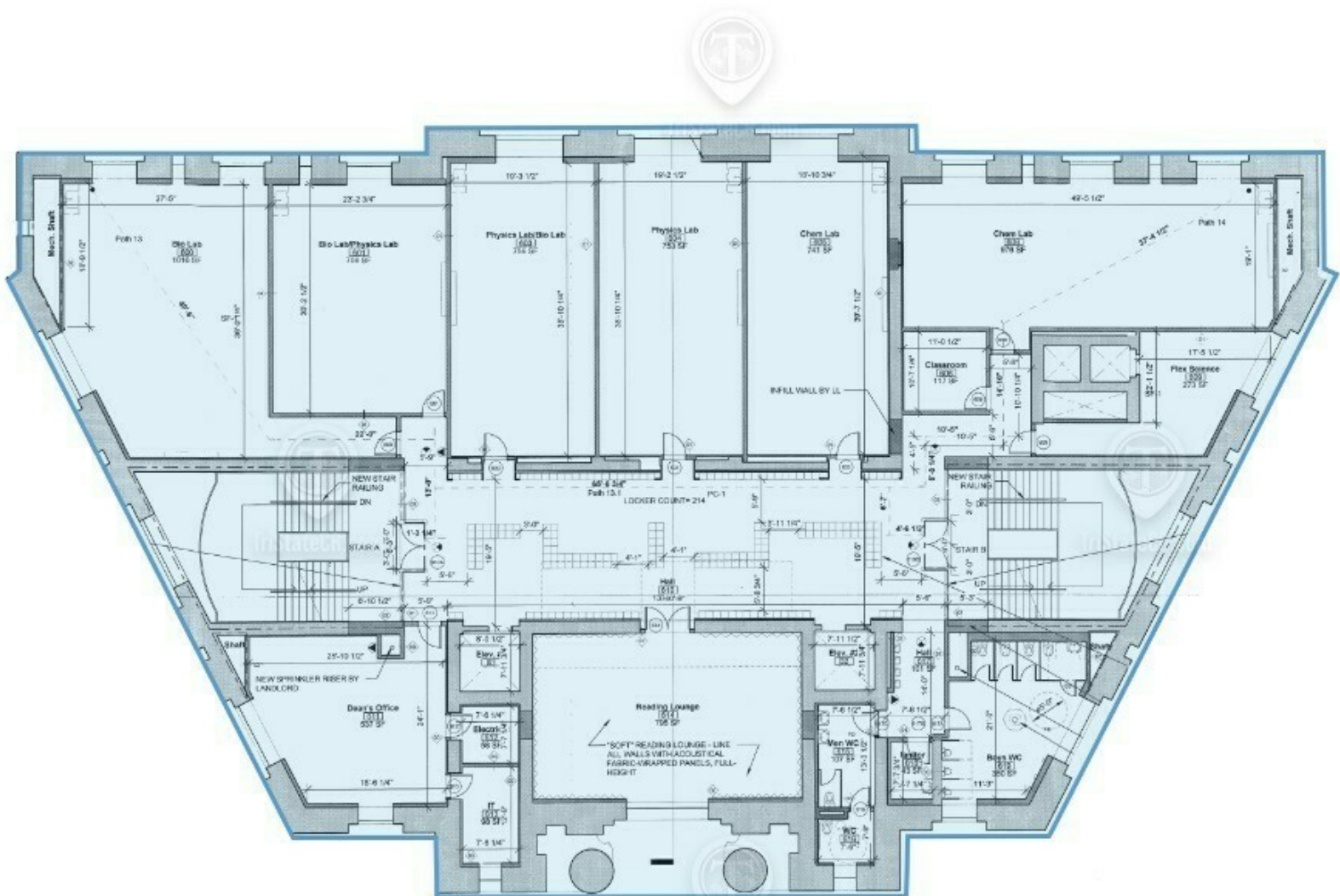
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6TH FLOOR

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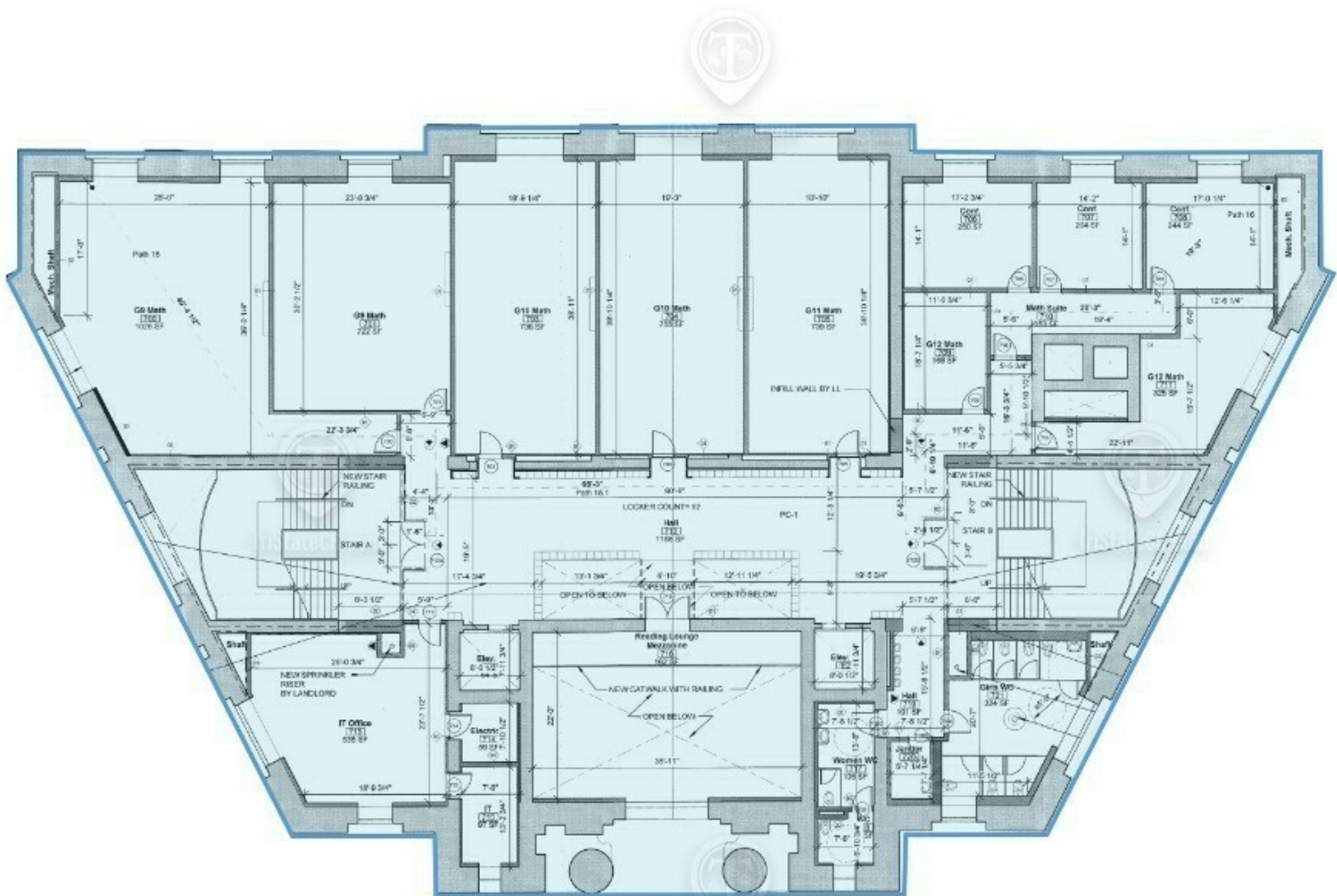
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Floor Plans

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7TH FLOOR

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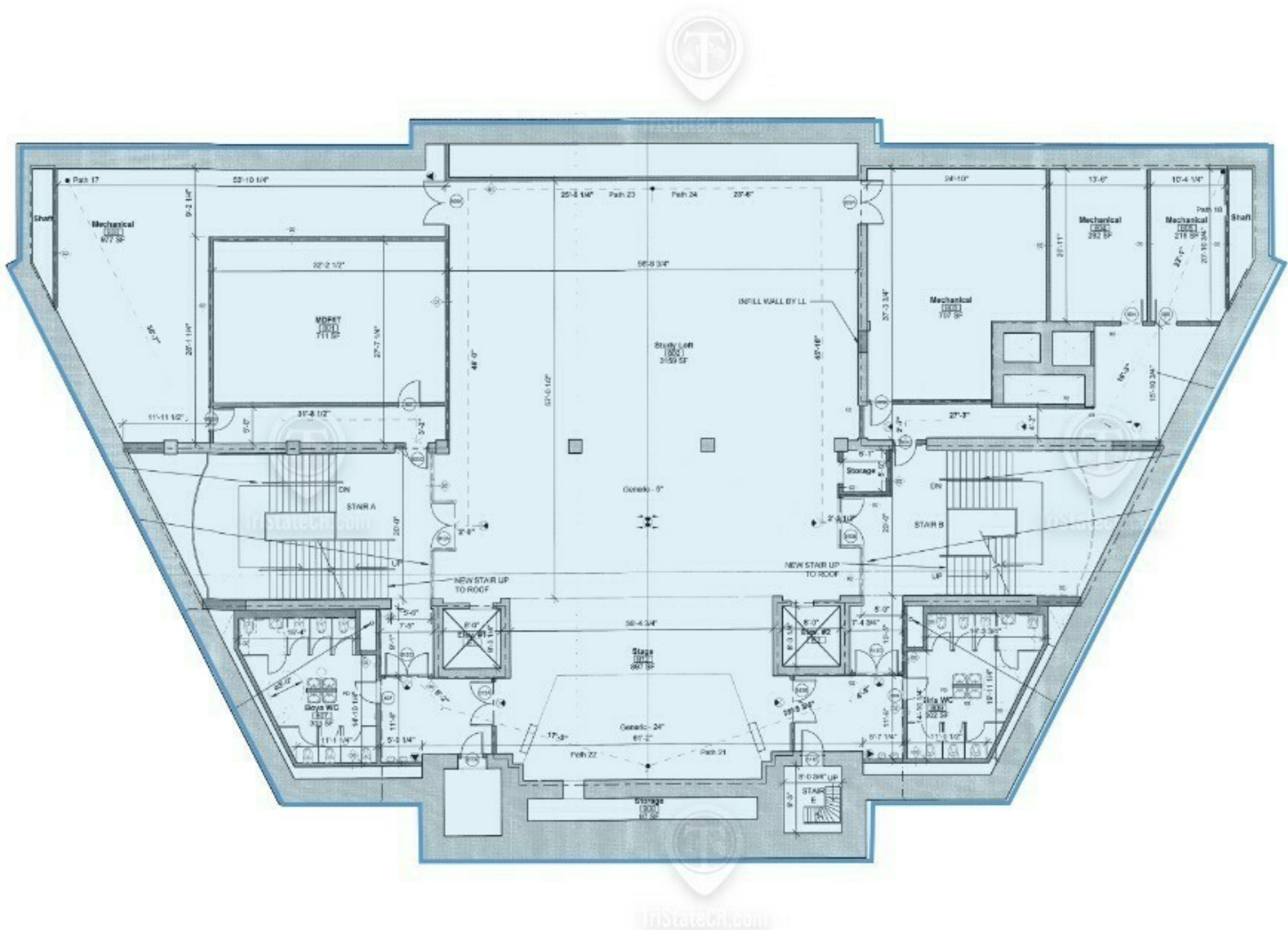
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8TH FLOOR

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Retailer Map

878 Brook Avenue, Bronx, NY 10451



Map
data
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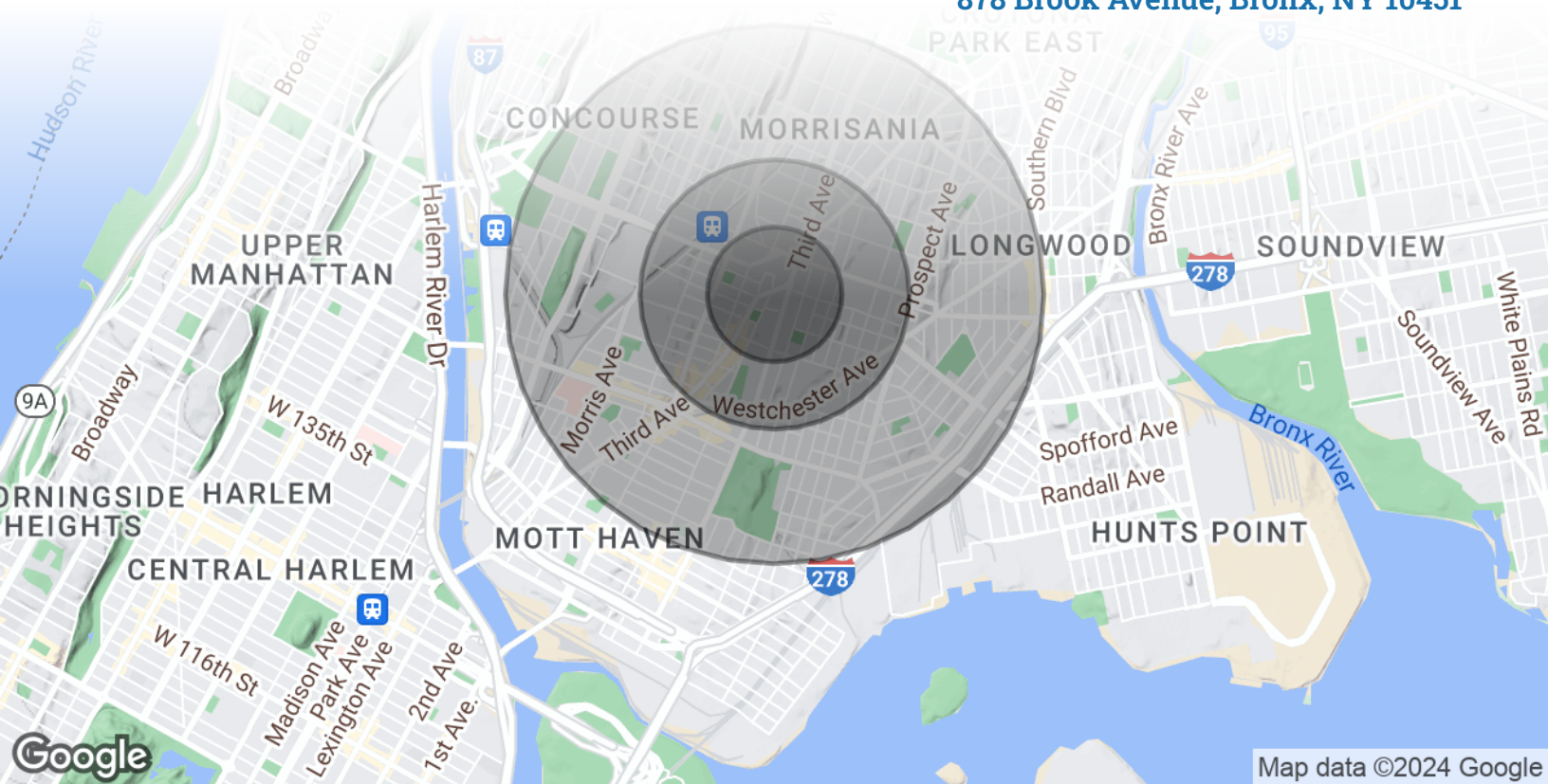
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Area Demographics

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	14,311	55,456	215,121
Average Age	32.6	32.6	33.4
Average Age (Male)	32.2	30.2	31.4
Average Age (Female)	34.1	35.1	35.7



215,121

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,348	20,950	82,434
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$50,485	\$44,393	\$44,660
Average House Value	\$124,871	\$70,174	\$98,580



\$44,660

Avg Household Income

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