



NEW YORK CITY REAL ESTATE

DEVELOPMENT SITE GEM



SPIRE GROUP NY
105 MADISON AVENUE, 4TH FLOOR NEW YORK, NY 10016



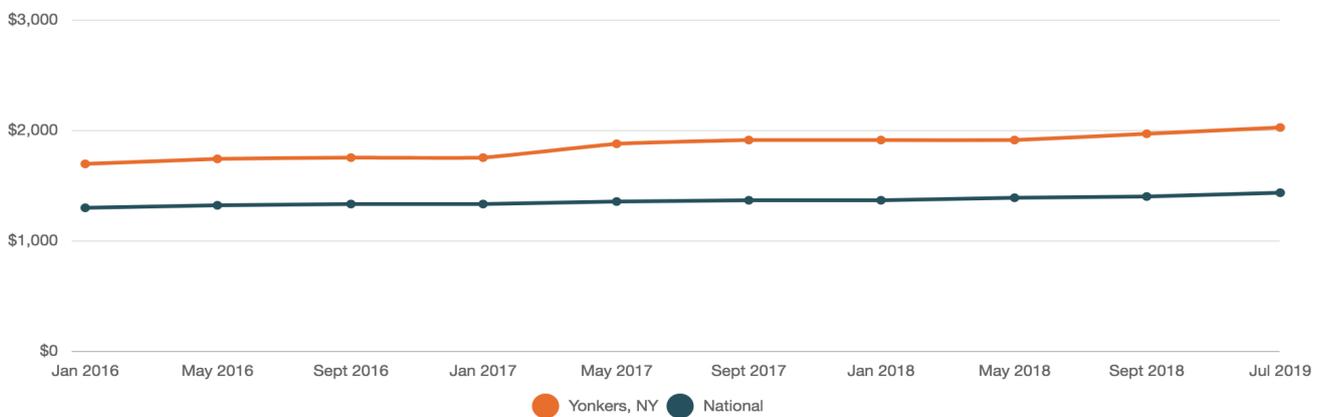
Yonkers, NY Apartment Rent Ranges

- \$1,001-\$1,500 13%
- \$1,501-\$2,000 51%
- > \$2,000 36%



Yonkers, NY Rent Trends

Average Rent



Average Rent in Yonkers

Average Rent	Y-o-Y Change	Average Apartment Size
\$2,027	6%	791 sq. ft.

The average size for a Yonkers, NY apartment is 791 square feet, but this number varies greatly depending on apartment type. Studio apartments are the smallest and most affordable, 1-bedroom apartments are closer to the average, while 2-bedroom apartments and 3-bedroom apartments offer a more generous square footage.

Yonkers have been seeing continuous rent growth which is anticipated to continue its rise. The unique location just few blocks north from Van Cortlandt Park and the Bronx border and in close proximity to College of Mount Saint Vincent make the development site even more appealing to the savvy investor!

For developers, brokers, landlords, and construction companies, it's a wonderful time to be in Yonkers. As our population shifts, our economy booms, and our neighbor to the south grows more expensive by the hour, Westchester enjoys a flourishing commercial real estate market.

Multifamily mixed-use development is exploding; the office market is heating up; industrial/flex properties are in greater demand than ever before; even retail space is showing signs of health, if not exactly prosperity.

Source:<http://www.westchestermagazine.com/914-INC/Q2-2019/Westchester-Development-Boom-Signals-Health-Commercial-Real-Estate-Market/>

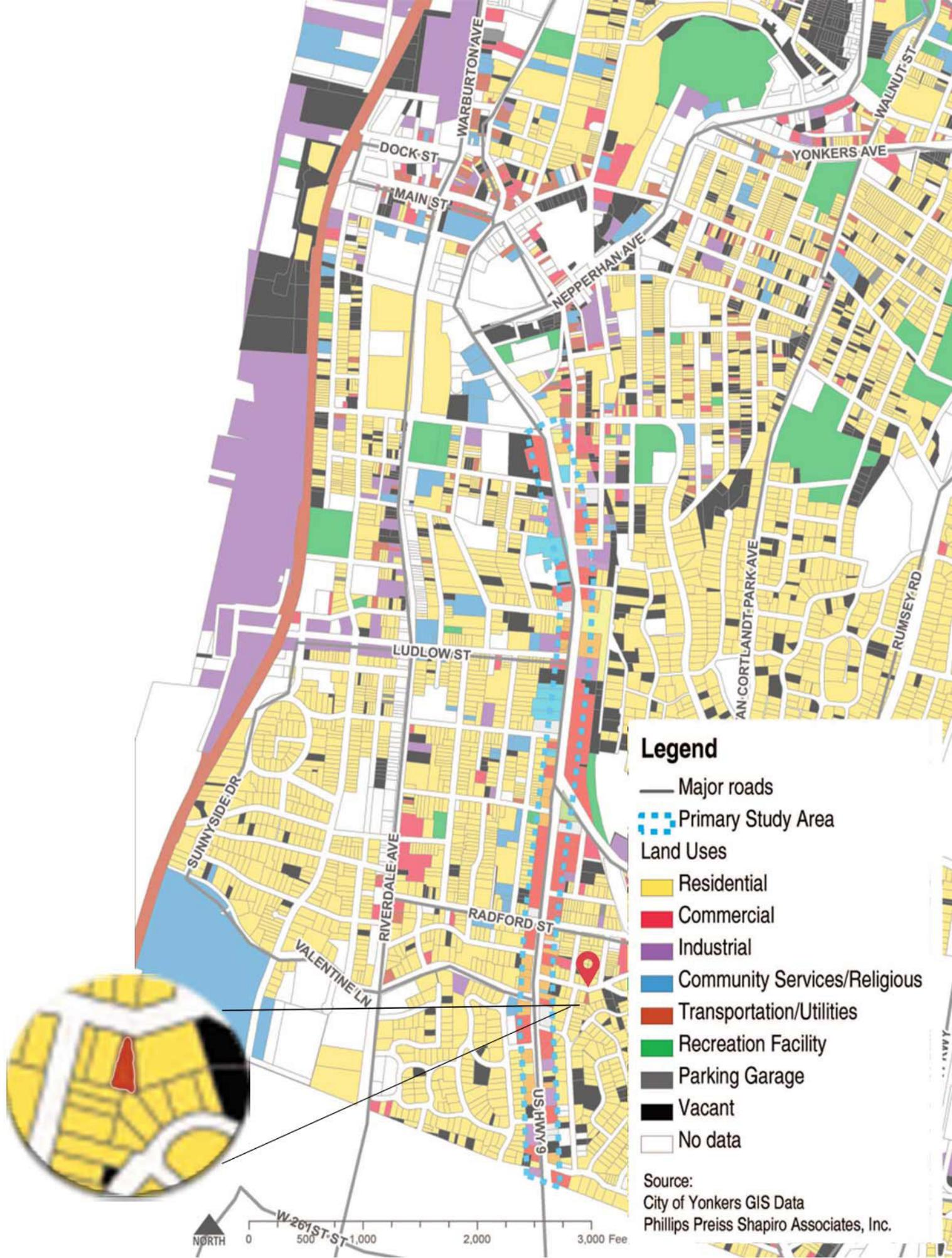


“Yonkers is ready for its renaissance! You wish you got in Brooklyn and Queens while prices were still low? Now you have the chance to do this in Yonkers! Why follow when you can be a leader”

Future Economic Trends

The City's recent downtown and waterfront market rate housing developments have set the City's waterfront on course to become a major new residential community. Yonkers historic neighborhood of Park Hill continues to be a distinct asset to the downtown and South Broadway and will continue to attract new residents to the southwestern area of the City. Additional public and private investment is likely to occur near the Ludlow train station, a natural transit-orientated development neighborhood.

UP AND COMING
YONKERS



26–36 Lawrence Street

PRIME DEVELOPMENT OPPORTUNITY

KEY NUMBERS:

11,955 SF - existing building

11,800 SF - lot

F.A.R. 3

35,400 SF buildable space

Zoned as High Density Apartment

Allowed to build 6 stories elevator residential apartment building

Short distance to South Broadway, Yonkers

Near waterfront, Bronx Van Cortlandt Park, and Metro North

First Floor contains 7 stores

Good for Restaurant, Supermarket, you name it!

2nd floor Office space has no restrict pole.



HUGE UPSIDE

Swis: 551800
Tax Map ID #: 1.-32-20
Property Class: 481 - Att row bldg
Site: COM 1
In Ag. District: No
Site Property Class: 481 - Att row bldg
Zoning Code: A - Apts High Dens
Neighborhood Code: 00005 - Rockledge Hghts
School District: Yonkers
Total Assessment: 2019 - \$14,500
 2018 - \$14,500

Property Desc:
Deed Page: 3743
Grid North: 759054

Utilities

Sewer Type: Comm/public **Water Supply:** Comm/public
Utilities: Gas & elec

Inventory

Overall Eff Year Built: 0 **Overall Condition:** Fair
Overall Grade: Average **Overall Desirability:** 1

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1960	Fair	Average-	11955	2

SPIRE Agents:



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