

RETAIL BUILDING FOR LEASE



Commercial Real Estate Group



65 River Street
New Rochelle, New York

Property Features

- » 28,132 SF
 - 24,667 SF Ground Floor
 - 3,465 SF Second Floor Offices
- » 1.47 Acres - Free Standing
- » 18' Ceiling Heights to the Deck
- » 800 AMPS; 21,000 SF - Central HVAC
- » 1 Dock; 2 Overhead Garage Doors
- » 50+ Parking Spaces
- » Just Off Exit 15 of I-95
- » LSR Zoning - Retail, Sports Education, Industrial, Food, Banks
- » Real Estate Taxes - \$74,000 Annually

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Demographics</u>			
» Population	43,027	148,734	457,742
» Avg HH Income	\$108,923	\$141,858	\$120,312

Contact:

Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616

ASKING RENT:

\$24 per SF NN

IMMEDIATE OCCUPANCY

GOLDSCHMIDT & ASSOCIATES
TWO OVERHILL ROAD SUITE 400 - SCARSDALE, NEW YORK 10583 - TEL (914) 723-1616
www.ga-fe.com

Dec. 2025

**65 River Street
New Rochelle, New York
PROPERTY DESCRIPTION**

Zoning: LSR - Retail, Industrial, Recreation/Sports, Offices, House of Worship, Food, Banks

Property Size: 1.47 acres

Square Footage: Ground Floor 24,667
Second Floor 3,465 (offices)

Ceiling Heights: 18' to the deck

Utilities: Con Ed gas and electric

Power: 800 AMPS, HVAC- 1/20, 3/10's, 1/5 ton units

Environmental: Phase 1 and 2 done. No environmental issues.

HVAC: 21,000 +/- SF AC and Heat

Alarm: Fully alarmed including cameras

Parking: 50 +/- Cars

Loading: 1 Dock; 2 OH doors with 1 inside dock

Sprinklers: Wet

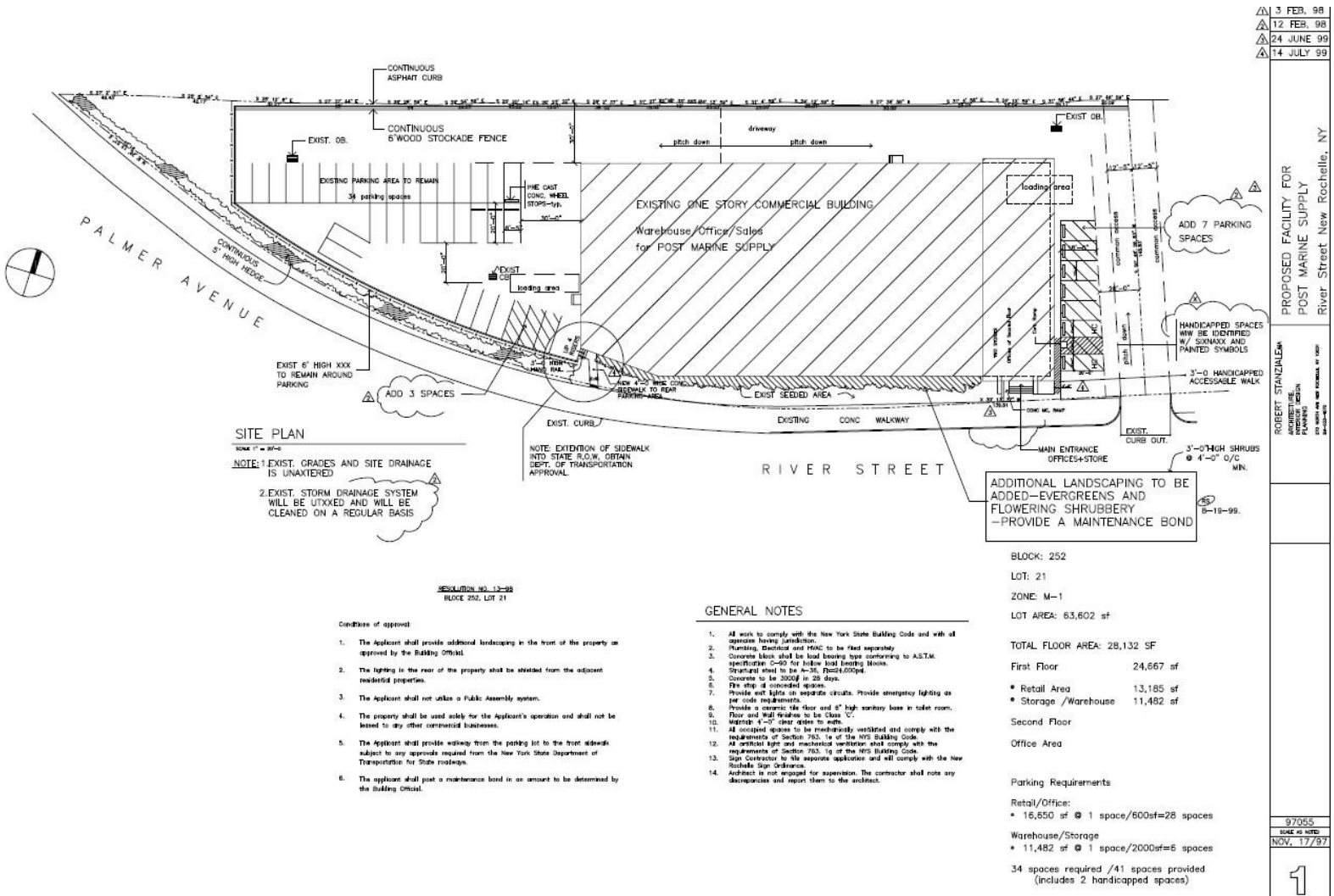
Roof: Under Warranties

Real Estate Taxes: \$ 74,000

Trucks: 53' Access

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

65 River Street New Rochelle, NY



▲ 3 FEB. 98
 ▲ 12 FEB. 98
 ▲ 24 JUNE 99
 ▲ 14 JULY 99

PROPOSED FACILITY FOR
 POST MARINE SUPPLY
 River Street New Rochelle, NY

ROBERT STANZALEW
 ARCHITECTURAL DESIGN
 PLANNING
 100 AVENUE OF THE AMERICANS, NY 10801

BLOCK: 252
 LOT: 21
 ZONE: M-1
 LOT AREA: 63,602 sf

TOTAL FLOOR AREA: 28,132 SF

First Floor	24,667 sf
• Retail Area	13,185 sf
• Storage /Warehouse	11,482 sf
Second Floor	
Office Area	

Parking Requirements

Retail/Office:	• 16,650 sf @ 1 space/600sf=28 spaces
Warehouse/Storage:	• 11,482 sf @ 1 space/2000sf=6 spaces

34 spaces required /41 spaces provided
 (includes 2 handicapped spaces)

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