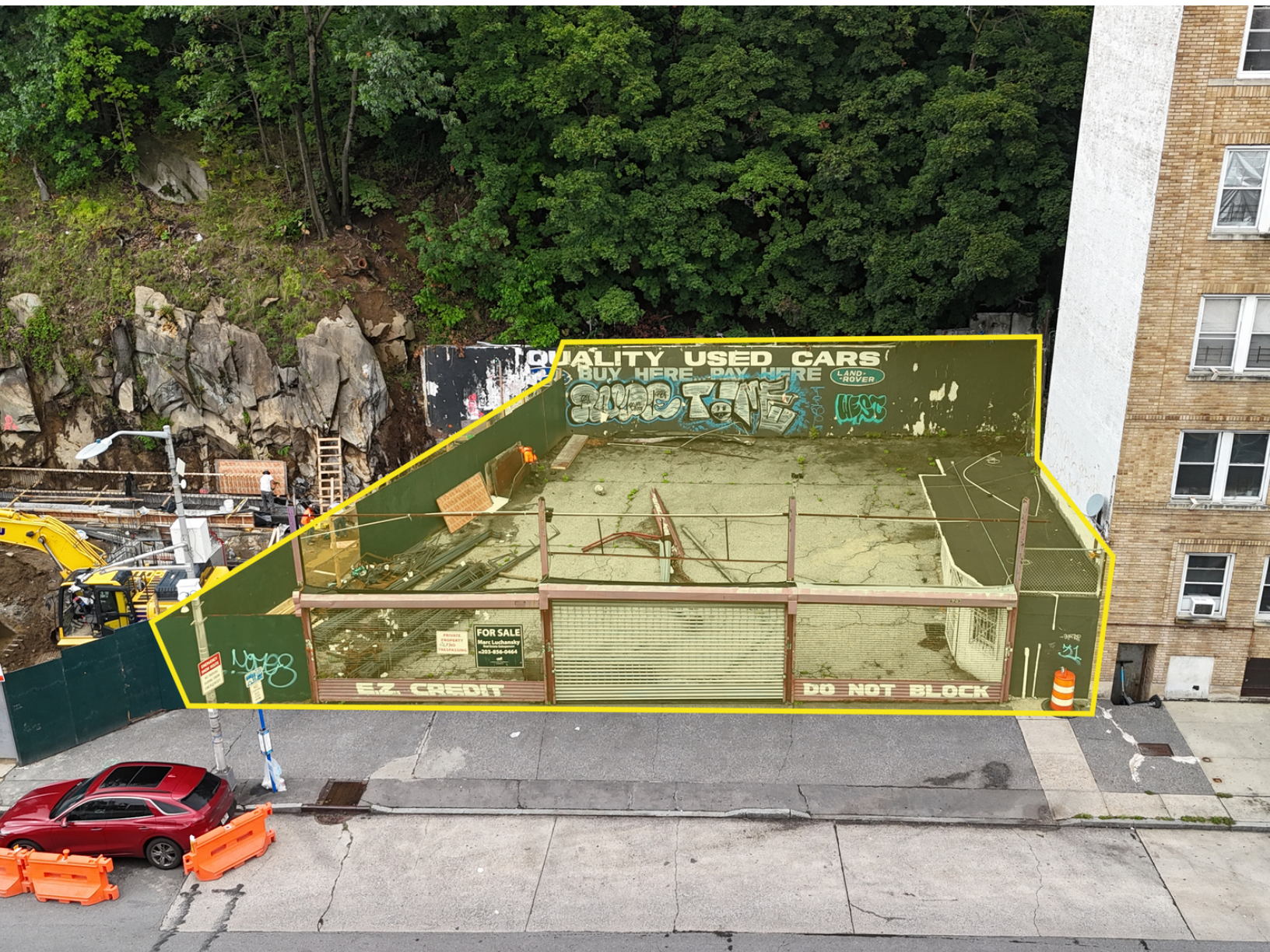


OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

629 S BROADWAY, YONKERS, NY 10705

ASKING PRICE: \$650,000



PRESENTED BY

MARC LUCHANSKY

Real Estate Salesperson

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HOULIHAN LAWRENCE
COMMERCIAL

EXECUTIVE SUMMARY



HOULIHAN LAWRENCE
COMMERCIAL



EXCITING DEVELOPMENT OPPORTUNITY: 629 SOUTH BROADWAY AT YONKERS/ NYC CITY LINE

Houlihan Lawrence Commercial is pleased to present this development opportunity located at 629 South Broadway. This lot is the first property in Yonkers directly adjacent to the border of NYC/ Riverdale. The South Broadway area of Yonkers is undergoing a major transformation as older buildings are redeveloped including commercial properties and large multi-family residential developments. This 5,000 square foot lot sits directly opposite a site where a 100 plus unit apartment building is scheduled to break ground December 2026. There is easy access to public transportation from the site as Broadway public buses stop directly in front of site with transport south to NYC Subway, and North to Getty Square in 15 minutes. There is currently a 1-story 2 room office structure with a bathroom included on property which measures approximately 325 square feet.

Permitted uses for 629 South Broadway include: Fast food, Retail, Convenience stores Restaurants, Health Clubs, Medical, Offices and others.*

Many more uses with supplemental requirements include: Bars, Garages, Parking, Auto rental/ sales, Day Care, Hotels and others.*

*DO NOT RELY ON FLYER FOR ZONING. USE YOUR ATTORNEY TO CONFIRM PERMITTED USES**

OFFERING OVERVIEW



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Offering Price: \$650,000

Address: 629 South Broadway, Yonkers, NY

Block / Lot: Block 28, Lot 18-20

Lot Size: Approx. 5,854 SF

Zoning: South Broadway Development Zone, Central Sub District

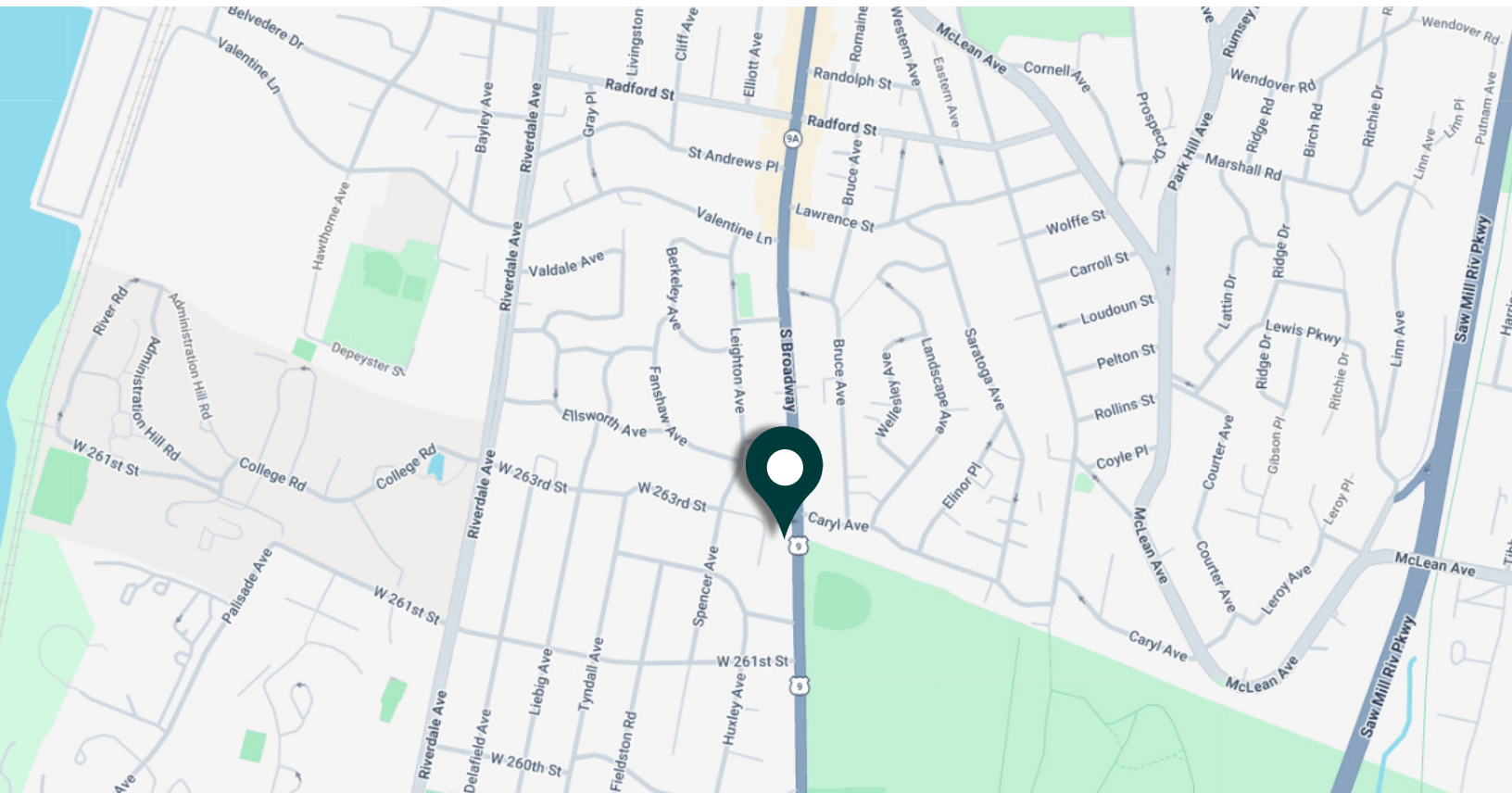
AERIAL PHOTO



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LOCATION DETAILS



 Transit/Subway		
Van Cortlandt Park-242 Street		2 min drive1.5 mi
238 Street		4 min drive1.9 mi
 Buses		
S Broadway & Caryl Ave		0 min drive0.0 mi
Caryl Ave & S Broadway		0 min drive0.0 mi
S Broadway & Fanshaw Ave		0 min drive0.1 mi
S Broadway & Fanshaw Ave		0 min drive0.1 mi
Broadway & W 261st St		0 min drive0.1 mi
 Commuter Rail		
Riverdale		4 min drive1.4 mi
Ludlow		3 min drive1.4 mi
 Airport		
LaGuardia		24 min drive13.9 mi
Westchester County		32 min drive23.1 mi
John F Kennedy International		36 min drive23.3 mi