





FOR SALE: \$4,500,000

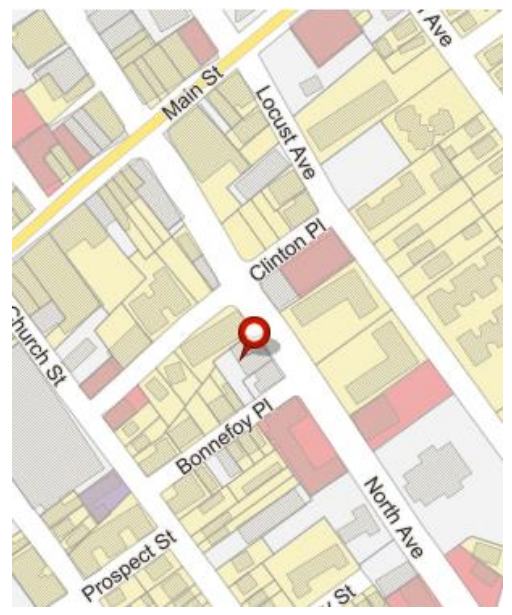


OVERVIEW

 **Irene Uy**
Senior Associate
646.253.0906
 iuy@ergcre.com

 **Leor Fidler**
Associate Advisor
646.253.0982
 lfidler@ergcre.com

Section Block & Lot	0.1-212-0.143
Lot Dimensions	120 x 130
Lot Size	15,682 SF
Building Dimensions	70 x 130
Building Size	9,100 SF
Zoning	DO3
Commercial Unit	7
Stories	1 Floors
Parking	
Max Buildable SF	94,090 SF



All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

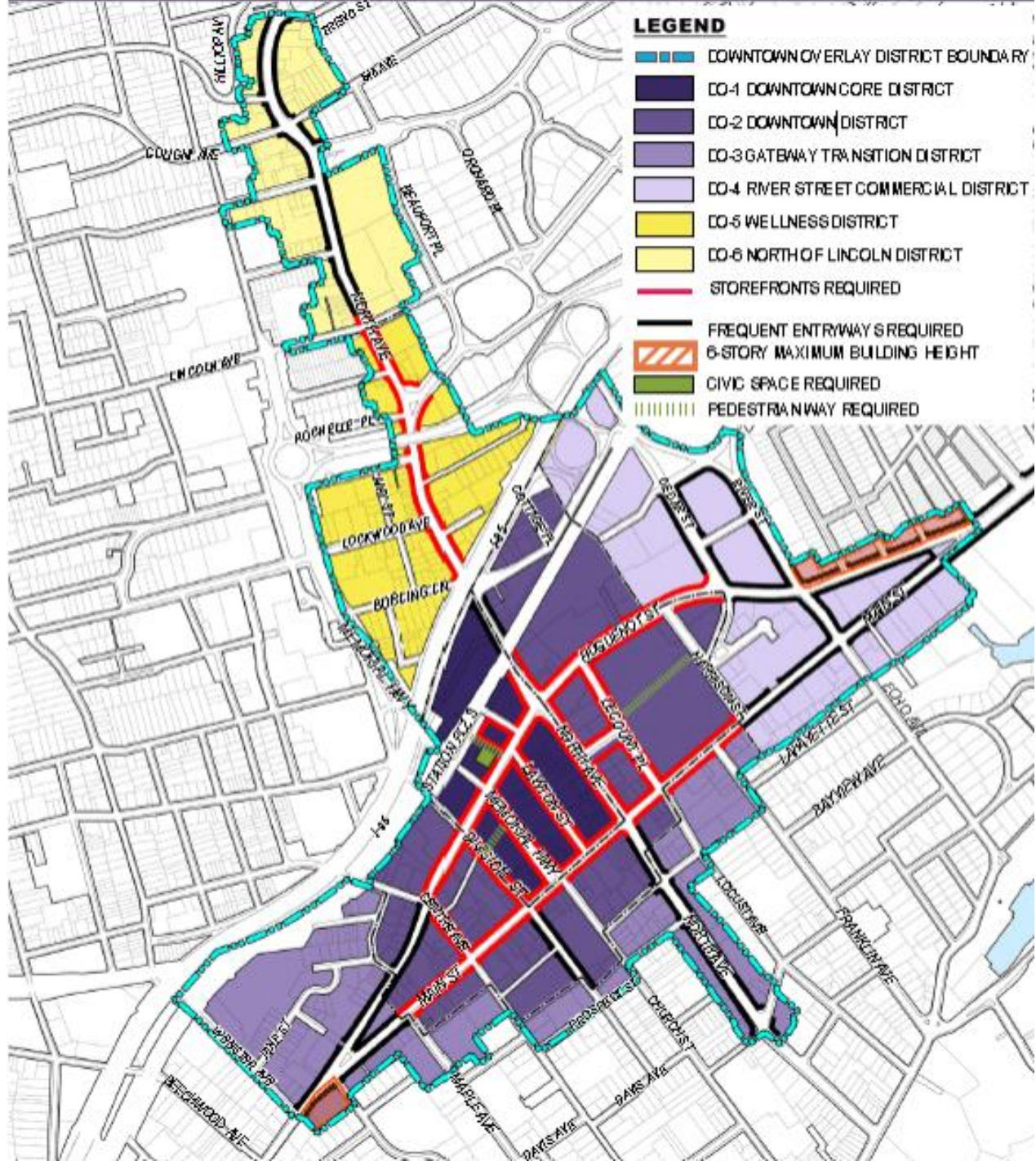


Commercial Property
with Development Site Opportunity
138-148 North Ave, New Rochelle, NY 10801

RENT ROLL

Unit	Monthly Rent	Annual Rent
Tenant 1	\$2,823	\$33,876
Tenant 2	\$2,233	\$26,792
Tenant 3	\$2,375	\$28,502
Tenant 4	\$1,995	\$23,942
Tenant 5	\$4,371	\$52,452
Tenant 6	\$3,578	\$42,936
Tenant 7	\$2,395	\$28,742
Total	\$19,770	\$237,243

175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



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Development Standard

175.11B(2). DEVELOPMENT STANDARDS FOR DO-1, DO-2, DO-3, DO-4, DO-5, DO-6				
		Development Standard 1	Development Standard 2	Development Standard 3
		Site and Building Height Requirements		
Total Site Frontage Min. ¹	All Districts	50 feet	100 feet	150 feet
Site Area Minimum		5,000 SF	10,000 SF	30,000 SF ⁴ (40,000 SF in DO-1 only)
Building Height ₂₃	DO-1	2 stories min 8 stories max	2 stories min 24 stories max	2 stories min 40 stories max and 605 feet max
	DO-2	2 stories min 4 stories max	2 stories min 12 stories max	2 stories min 24 stories max and 245 feet max
	DO-3	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-4	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-5	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-6	2 stories min, 2 stories max	2 stories min 4 stories max, and 55 feet max	Not available
	Street Wall Height & Stepback	All Districts	See Street Wall Height at Sec 175.11 E(3) and Stepbacks at Sec 175.11 E(4)	
Parking	Standards - See Article XIV - Off-Street Parking and Loading			
	Placement - See DOZ minimum requirements in Sec 175.111			
Min side yard from residential districts	No building may be constructed within 20 feet of a side yard adjoining a parcel in the R2-7.0 or RMF-0.4 Districts.			
Rear yard setback at residential districts	Where any parcel is contiguous to a parcel within the R2-7.0 or RMF-0.4 district, the rear yard shall be a minimum of 30 feet.			

Community Benefit Bonus

175.11C(3). TABLE OF COMMUNITY BENEFIT BONUSSES (CBB)

		For developments that satisfy all of the requirements of a Development Standard as defined in Section 175.11B(2), the following standards shall apply:		
		Development Standard 1 Bonus [†]	Development Standard 2 Bonus [†]	Development Standard 3 Bonus [†]
DO-1	The total building height with Community Benefit Bonuses shall be a maximum of 605 feet	up to 2 Bonus stories	up to 4 Bonus stories	up to 8 Bonus stories
DO-2	The total building height with Community Benefit Bonuses shall be a maximum of 285 feet	up to 1 Bonus story	up to 2 Bonus stories	up to 4 Bonus stories
DO-3	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-4	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-5	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-6	The total building height with Community Benefit Bonuses shall be a maximum of 65 feet	No Bonus Available	up to 2 Bonus stories	No Bonus Available

* Where a site has been designated on the DOZ Standards Map as a Six Story Maximum Building Height, the total building height including Community Benefit Bonuses shall be a maximum of 6 stories and 65 feet.