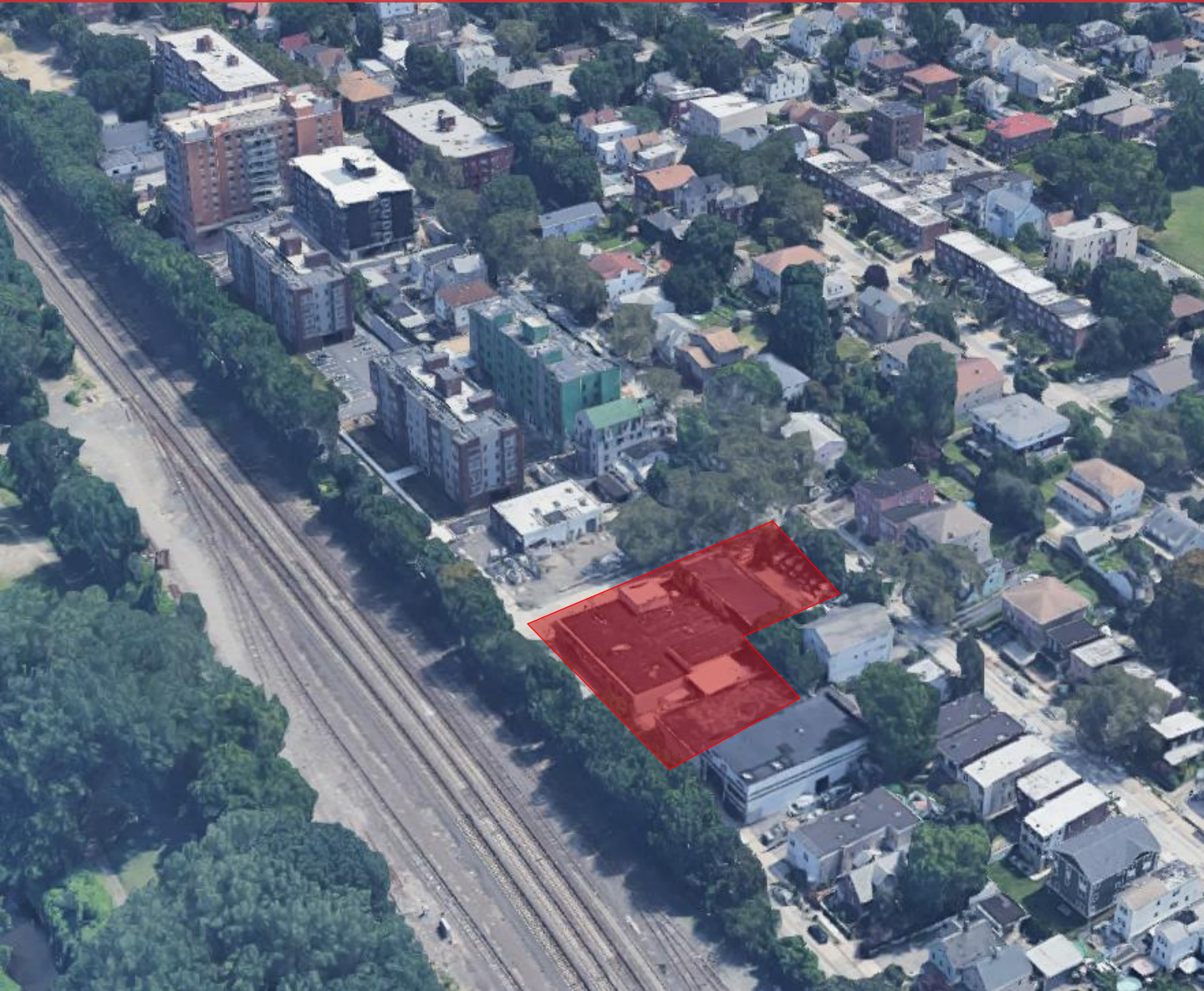


ASKING PRICE: \$5,999,999

449 N MacQuesten Parkway, 453 N MacQuesten Parkway,
447 N MacQuesten Parkway, 74 Berg Street & 78 Berg Street



Mary Guarino
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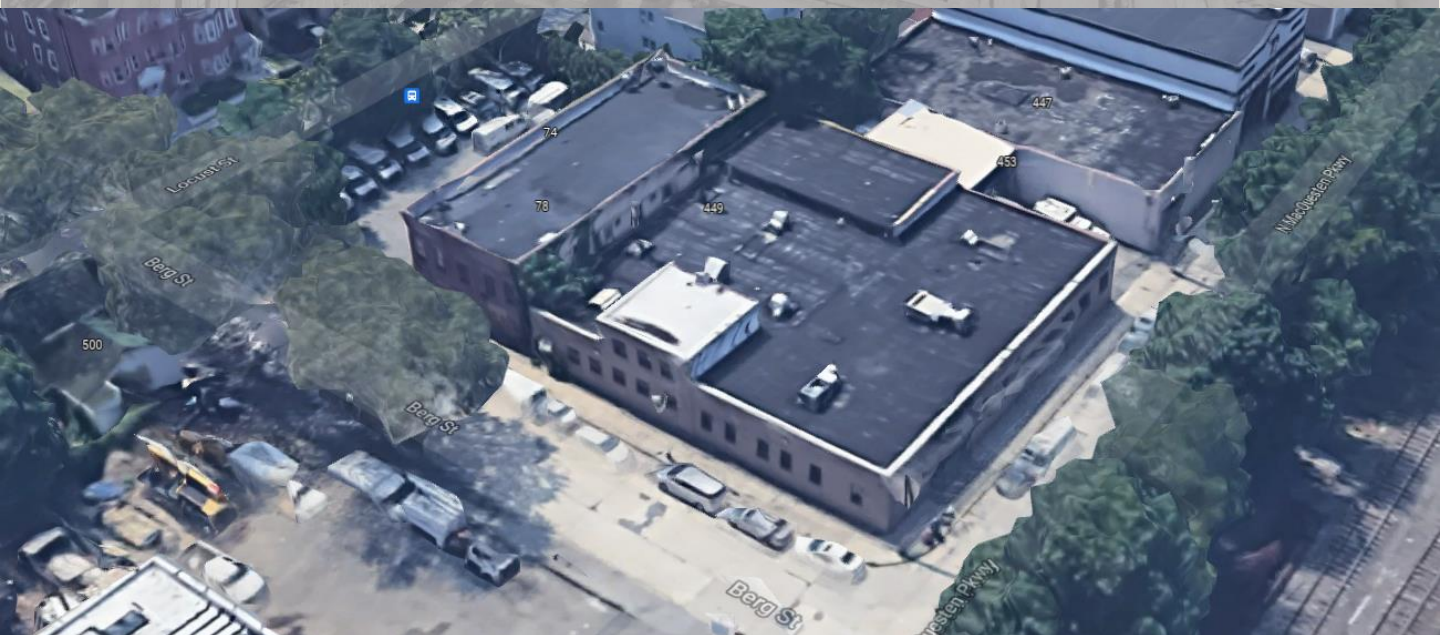


Ryan Lewis
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PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present 5 consecutive properties that lie entirely within the highest density, TOD-Hub development area in Mount Vernon, NY. The subject properties are a total of 28,400 SF building with 7,500 SF of land. The area is zoned for both industrial, retail and residential, and allows for 100,000+ SF buildable. The city is in expansion mode and is months away from completing the development of 249 residential units with approximately 12,000 SF of retail. Many other development sites in the area have already been completed. The subject properties are conveniently a short walk to the Metro-North Fleetwood Commuter Train and 25 minutes to Grand Central.





PROPERTY HIGHLIGHTS

- Corner Property Consisting of 28,400 SF of Building + 7,500 SF Lot
- Allows for 100,000+ SF Buildable
- Walking Distance to the Metro-North Fleetwood Commuter Train
- Approximately 25 Minutes to Grand Central
- Large Future Development Opportunity
- Surrounded by Numerous New Development Projects
- 2 Miles East of the Empire Casino – MGM Resorts
- Zoning Allows Industrial, Retail & Residential

PROPERTY INFORMATION

449 N MACQUESTEN PARKWAY

Section, Block & Lot	165.37-1095-1	Lot Dimensions	100' x 100'
Building Size	10,901	Taxes	\$19,351

453 N MACQUESTEN PARKWAY

Section, Block & Lot	165.37-1095-39	Lot Dimensions	25' x 100'
Taxes		\$4,175	

447 N MACQUESTEN PARKWAY

Section, Block & Lot	165.37-1095-35	Building & Lot Dimensions	50' x 100'
Building Size	5,511 SF	Taxes	\$10,228

78 BERG STREET

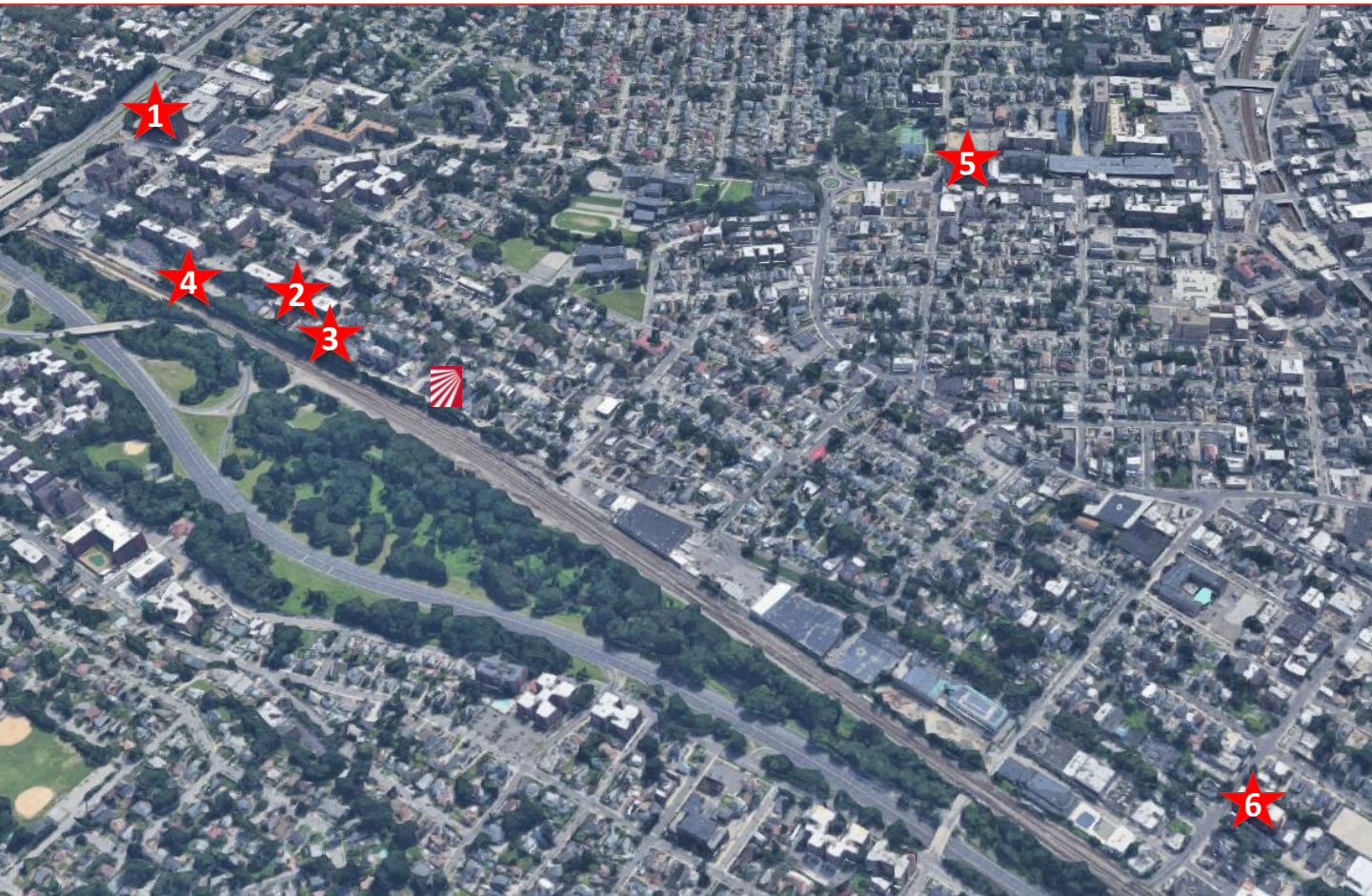
Section, Block & Lot	165.37-1095-2	Building & Lot Dimensions	40' x 100'
Building Size	8,176	Taxes	\$10,954

74 BERG STREET

Section, Block & Lot	165.37-1095-3	Building & Lot Dimensions	50' x 100'
Taxes		\$4,639	

DEVELOPMENT IN THE AREA

#	ADDRESS	DESCRIPTION
1	42 Broad Street W	16-Story Mixed-Use, 249 units + Approx. 12k SF retail Delivers May 2022
2	The Horizon 550 Locust Street	11- Story, 75 Units Completed
3	The Enclave * 525 N MacQuesten Parkway	4-Story, 179 Units Combined
4	The Enclave * 645 N MacQuesten Parkway	Two 5-Story, 179 Units Combined
5	203 Gramatan Avenue	14-Story Mixed-Use, 159 Units + 20k SF retail
6	The Modern 130 Mount Vernon Avenue	11-Story Mixed-Use, 9,400 SF Retail



DEVELOPMENT IN THE AREA

42 BROAD



THE HORIZON



GRAMATAN AVE

THE ENCLAVE

