



HOULIHAN LAWRENCE  
COMMERCIAL

# 16 Memorial Highway

New Rochelle, NY

*MIXED-USE BUILDING IN PRIME NEW ROCHELLE LOCATION*

Exclusively Represented By:

**Mike Rackenberg**

Associate Broker

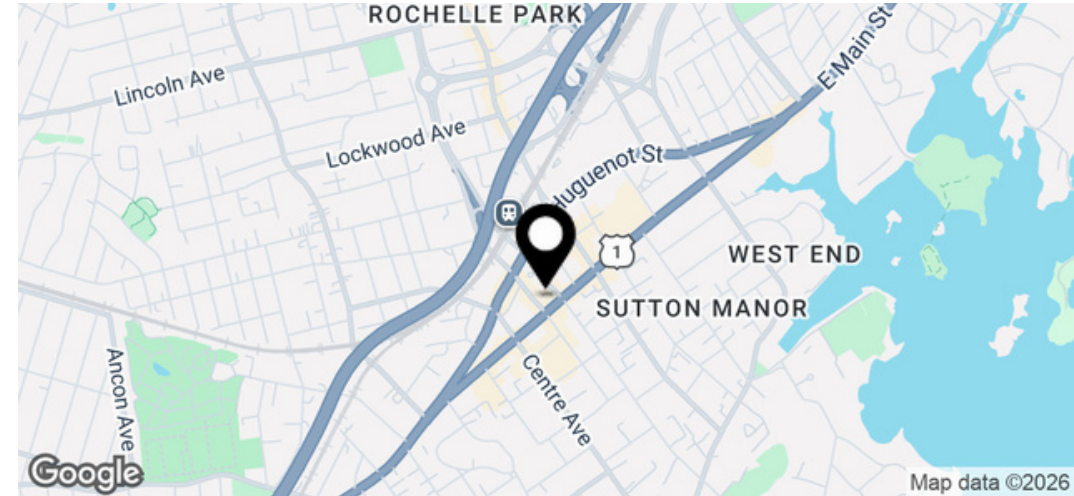
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OFFERING MEMORANDUM

# Executive Summary

FOR SALE



## Offering Summary

Sale Price:	\$1,400,000
Property Type:	Mixed-Use
GLA:	3,018 SF
Property Taxes:	\$15,021

## Property Overview

Located in the heart of New Rochelle, 16 Memorial Highway presents an excellent mixed-use investment/development opportunity featuring a commercial bar space with a residential apartment above. Ideally positioned near downtown New Rochelle, Metro-North transportation, major highways, shopping, dining, and waterfront amenities, this property offers strong income potential and long-term upside in one of Westchester County's growing markets.

The property includes a well-established commercial layout on the first floor with a spacious 2-bedroom apartment located above the bar, making it attractive for both investors and owner-operators seeking additional rental income or live/work flexibility.

This well-maintained building reflects years of ownership pride and extensive capital improvements, with major mechanicals, systems, and renovations already completed.

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# Property Details & Highlights

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## Renovation & Improvement History

### ***Second Floor Apartment Renovation (2012)***

The entire second-floor 2-bedroom apartment underwent a full renovation in 2012, including:

- New plumbing
- Updated electrical systems
- New heating system
- Central air conditioning installation
- Renovated kitchen with updated appliances
- Laundry setup added on the second floor
- Roof replacement completed in 2012

### ***First Floor Commercial Space Updates***

- First-floor commercial/bar space renovation completed by current tenant in 2016
- Air conditioning installed in the commercial space in 2016

### ***Basement & Mechanical Improvements***

- New water heater installed in 2025
- New flue piping completed in 2025
- New boiler installed in 2012 servicing first floor
- New electrical panel for first floor installed in 2012



- Mixed-use property with commercial bar space and residential apartment
- Spacious 2-bedroom apartment located above the bar
- Prime commuter-friendly New Rochelle location
- Extensive upgrades and renovations completed throughout the property
- Strong rental and investment potential
- Gas utilities
- Separate heating systems servicing units
- Basement mechanical improvements recently completed

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# Exterior

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# Aerial

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# Location Description

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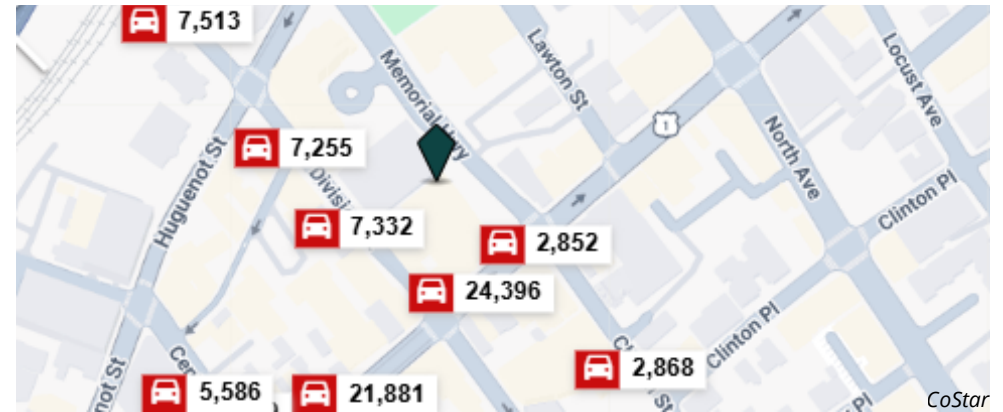


## Location Advantages

Situated in one of Westchester County's fastest-growing communities, 16 Memorial Highway benefits from New Rochelle's continued residential and commercial development. The property is conveniently located near:

- Downtown New Rochelle
- Metro-North station with direct access to Manhattan
- I-95 and Hutchinson River Parkway
- Shopping centers, restaurants, and entertainment
- Parks and waterfront recreation

Its commuter-friendly location and ongoing area revitalization continue to support strong tenant demand and long-term value.



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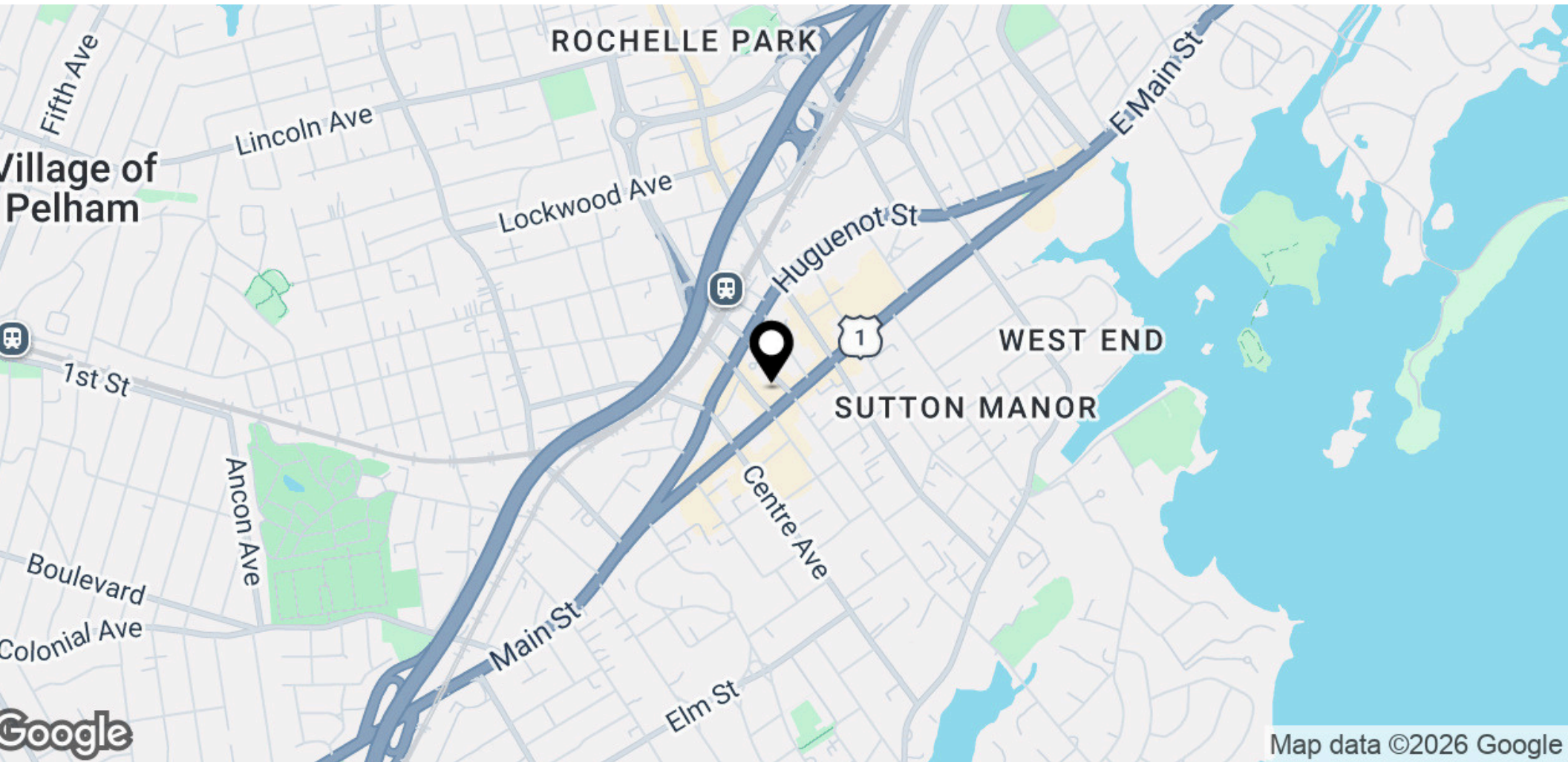
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# Map

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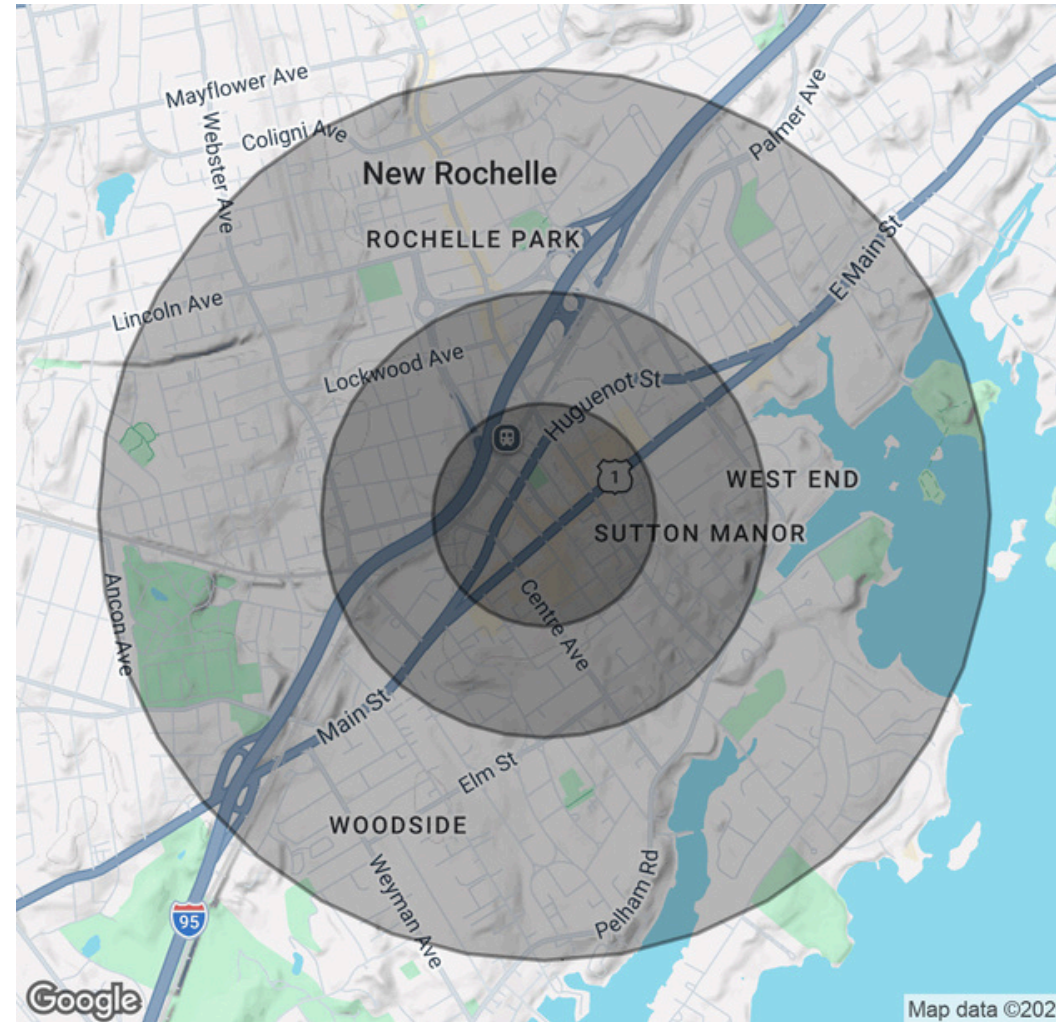
# Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,350	19,821	45,371
Average Age	38.7	40.3	40.8
Average Age (Male)	40.3	41	40.7
Average Age (Female)	35.9	38.8	41

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,819	8,348	18,134
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$133,316	\$116,299	\$121,476
Average House Value	\$317,040	\$419,261	\$511,868

2023 American Community Survey ACS



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