

Multi-Family Potential! 9 New Place, Yonkers, NY

OFFERING MEMORANDUM | 9 NEW PLACE | YONKERS, NY

Exclusively Listed by

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Property Summary



Property Overview

This offering presents an opportunity for investors and residential developers seeking a well-sized parcel in a multifamily residential zoning district. The property's M zoning permits single-family homes, two-family homes and apartment houses, with additional residential and institutional uses available subject to applicable requirements. Although the existing residence may support a limited home occupation, the property is not zoned for conversion into a conventional stand-alone office, medical practice or contractor's operating facility without further zoning relief and City approval. All redevelopment potential should be independently verified with the City of Yonkers.

Property Highlights

- Potential multifamily redevelopment opportunity
- Attractive opportunity for investors and residential developers
- Approximately 8,000-square-foot parcel
- Established southeast Yonkers residential neighborhood
- Near neighborhood shopping, schools and community services
- Accessible to major regional roadways
- Convenient connections to New York City and Westchester County

Price:	\$746,000.00
Building SF:	1,620
Lot Size:	8,000 SF
Year Built:	1920
Zoning:	M - Apartment Houses, Medium Density

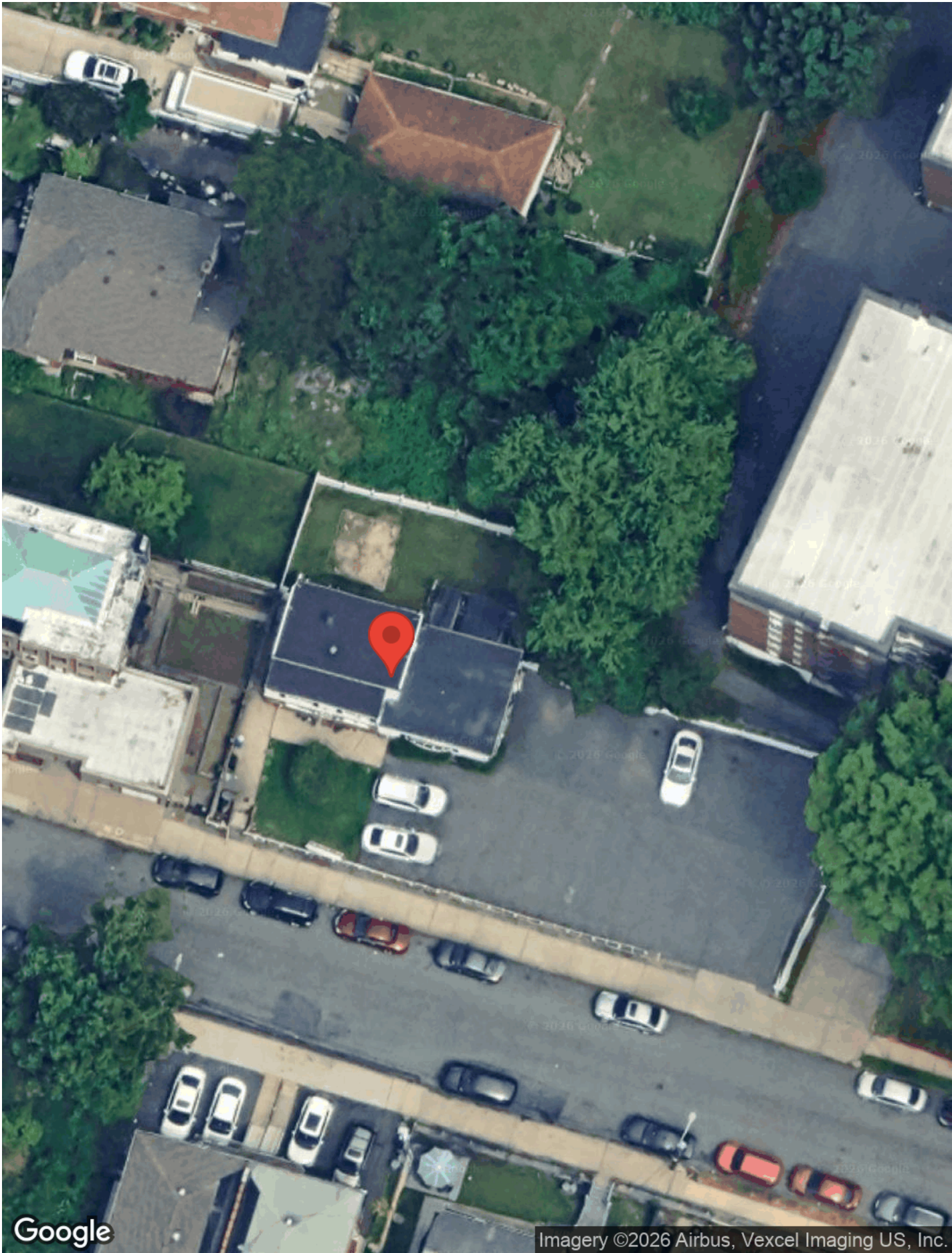
Property Photos



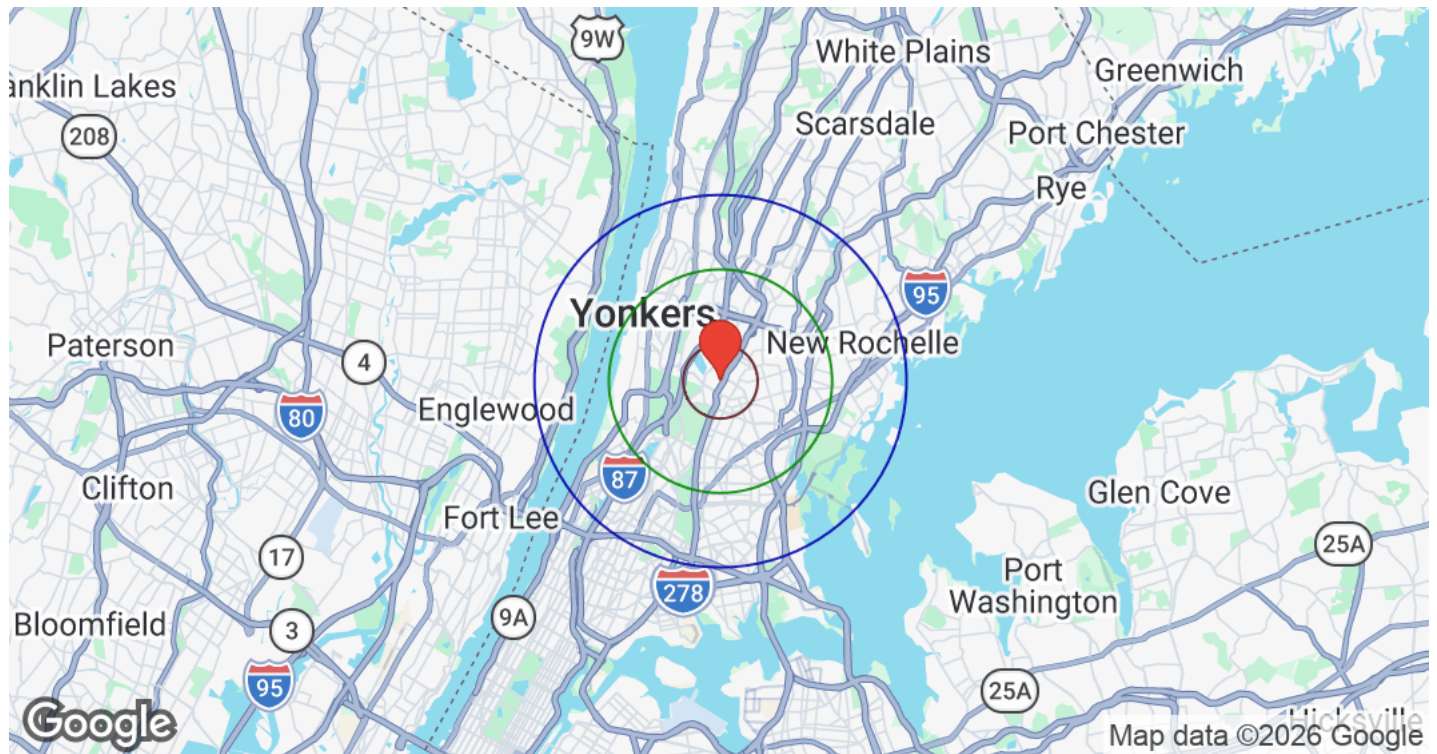
Location Map



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	28,726	258,252	607,952
	Female	32,423	299,266	690,644
	Total Population	61,149	557,518	1,298,596
Race / Ethnicity	White	14,321	105,204	254,914
	Black	26,814	227,244	429,316
	Am In/AK Nat	55	390	1,039
	Hawaiian	6	56	260
	Hispanic	16,039	187,661	516,062
	Asian	2,746	28,099	76,228
	Multiracial	758	6,300	15,064
	Other	410	2,565	5,714
Housing	Total Units	26,736	238,688	550,584
	Occupied	24,051	215,460	495,982
	Owner Occupied	8,788	71,128	140,270
	Renter Occupied	15,263	144,332	355,712
	Vacant	2,686	23,228	54,602
Age	Ages 0 - 14	10,786	101,074	237,975
	Ages 15 - 24	7,419	72,513	170,257
	Ages 25 - 54	24,761	217,619	511,018
	Ages 55 - 64	7,973	70,826	161,196
	Ages 65+	10,211	95,488	218,149
Income	Median	\$82,971	\$71,638	\$67,003
	Under \$15k	3,210	30,722	76,279
	\$15k - \$25k	1,407	16,001	39,723
	\$25k - \$35k	1,220	14,007	34,848
	\$35k - \$50k	1,847	20,390	47,772
	\$50k - \$75k	3,335	30,619	70,646
	\$75k - \$100k	3,158	25,424	55,173
	\$100k - \$150k	3,925	31,692	70,036
	\$150k - \$200k	2,597	17,931	38,433
	Over \$200k	3,353	28,674	63,070

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