

**FOR SALE AND LEASE**

**MINEO COMPANY** REAL ESTATE SERVICES

**SALE: \$6.5M**



**10 BROAD STREET W**  
Fleetwood, NY 10552

**CONTACT EXCLUSIVE AGENT: JACOB MINEO**  
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# BUILDING DETAILS

**BUILDING SIZE:** ~30,500 SF Total

**FRONTAGE:** ~90'

**LOT SIZE:** 90' x 124'

**CEILING HEIGHTS:** ~9.75' to 20'

**EXPOSURES:** North, South, East and oversized skylights

**PARKING:** Adjacent to ProPark parking garage

**SPRINKLERS:** Wet System

**ELECTRIC:** 3 Phase

**HEAT:** Oil & Gas

**ZONING:** Downtown Business (DB)

**ASKING PRICE:** \$6,500,000

**LEASING:** \$14 to \$25 per square foot

**RE TAXES:** ~\$89,450 (annual)



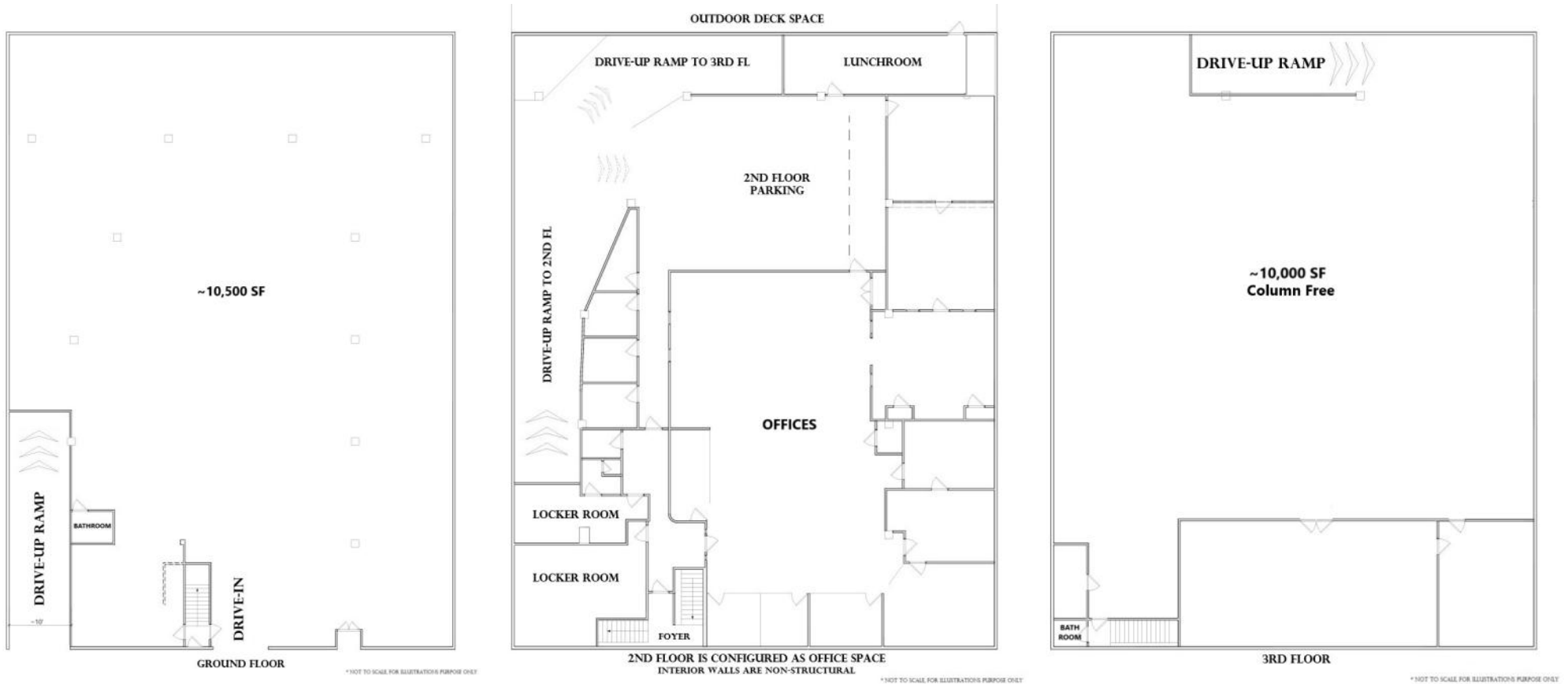
## PROPERTY HIGHLIGHTS

- Rare ~30,500 SF 3-story commercial building with 90' of frontage and multiple permissible uses on a high traffic street of Fleetwood's retail/commercial submarket
- Development opportunity for a 10-story mix-use commercial and residential condo/apartment building
- Property features drive in access to the ground floor and a drive up ramp to 2nd & 3rd floor
- Centrally located enabling navigation to the east/west and north/south connections. Direct access to Cross County Parkway, 3 minutes from the Bronx River and Hutchinson Parkways, and about 1.5/2 miles from I-87 and I-95
- Easy commute to NYC via Fleetwood Metro North Station or a 35-minute drive to Downtown Manhattan
- Zoning: Downtown Business (DB) and buildable to ~100,000 SF as of right



# FLOORPLANS

30,500 SF MIX USE COMMERCIAL BUILDING | FOR SALE: \$6.5M



# 10 Broad Street W



SALE \$6,500,000 / Lease: \$14-\$25 ppsf

## DEVELOPMENTS

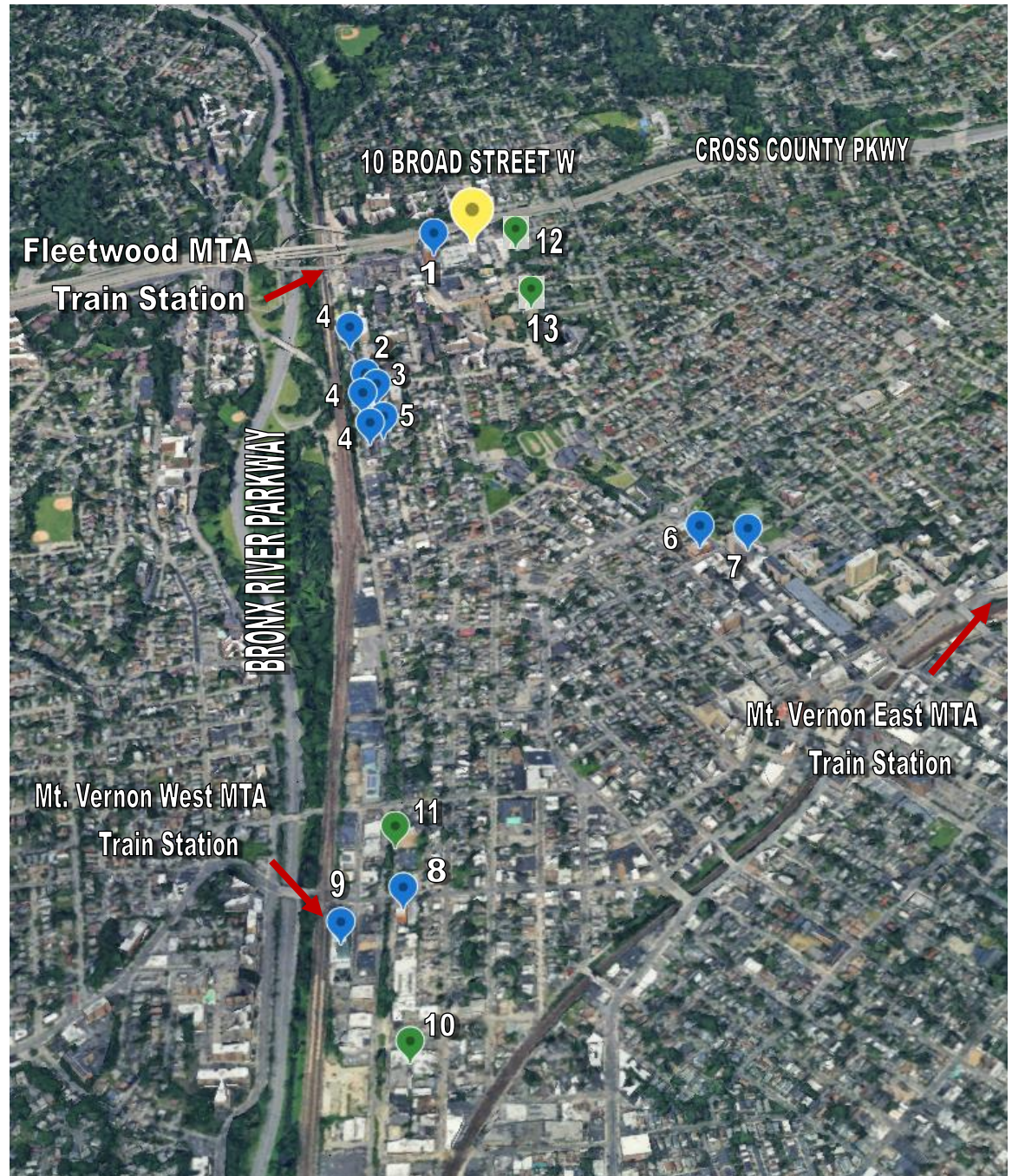


1. 42 Broad Street West - 249 Residential units & Ground Retail
2. 550 Locust Street (Horizon at Fleetwood) - 75 units
3. 546 Locust Street (Fleetwood Square) - 36 units
4. 645, 525 & 515 N. MacQuesten Parkway (The Enclave) - 179 units
5. 516 Locust Street
6. 214 Gramatan Avenue - 53 units
7. 203 Gramatan Avenue (La Porte) - 159 units affordable housing
8. 130 Mount Vernon Avenue (The Modern) - 81 affordable units with 9,300 SF office/community space
9. 22 South West - 189 mixed-income units & 4100 SF ground floor retail

## DEVELOPING & PROPOSED



10. 115 S. MacQuesten Parkway - 315 units
11. 1, 7-11 & 25-29 N. MacQuesten Parkway - 228 units market rate and affordable housing
12. 16 E Broad Street - 44 units market rate
13. 505 Gramatan Ave - 56 unit senior living complex



# ZONING USES

City of Mount Vernon: § 267-20. List of nonresidence district uses. [Amended 1-24-2024 by L.L. No. 1-2024, approved 2-9-2024; 5-28-2025, approved 5-28-2025]

C. District DB Downtown Business.

(1) Permitted principal uses.

- (a) Business, professional or governmental offices.
- (b) Stores and shops for sales at retail or the performance of customary personal services.
- (c) Hotels.
- (d) Bakeries, retail.
- (e) Restaurants.
- (f) Restaurants, carry-out.
- (g) Restaurants, fast-food (excluding drive-up window service).
- (h) Bars, nightclubs and catering halls as regulated by Chapter 267, Article V.
- (i) Medical and dental offices.
- (j) Theaters and/or concert halls.
- (k) Museums and/or art galleries.
- (l) Retail laundries and retail dry cleaners.
- (m) Motor vehicle dealerships.
- (n) Municipal uses of the City of Mount Vernon.
- (o) Cannabis dispensaries and consumption sites, as regulated by Chapter 267, Article XIV.

# ZONING USES

- (2) Permitted accessory uses. Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.
  
- (3) Uses allowed by special permit.
  - (a) Satellite earth station or dish antennas as regulated by Chapter 267, Article VI, but only when accessory to a permitted principal use on the lot on which it is located.
  - (b) Day-care centers.
  - (c) Nursery schools.
  - (d) Banks.
  - (e) Funeral parlors.
  - (f) Offices for drug rehabilitation purposes.
  - (g) Motor vehicle rental agencies.
  - (h) Motor vehicle service stations as regulated by Chapter 267, Article VI.
  - (i) Off-street parking facilities. (See Article VIII.)
  - (j) Public utility uses as regulated by Chapter 267, Article VI.
  - (k) Uses of other governmental agencies as regulated by Chapter 267, Article VI.
  - (l) Multifamily dwellings regulated by Chapter 267, Article VI.



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