



191 PARK AVE

YONKERS, NY 10703



AURUM STANDARD
REALTY CORP

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191
PARK AVE



EXECUTIVE SUMMARY

191 Park Avenue presents a rare opportunity to acquire a stabilized 37-unit multifamily asset located in the highly desirable Glenwood section of Yonkers, New York. Situated on approximately 0.87 acres, the property consists of 37 residential apartments complemented by 20 surface parking spaces, 32 garages, and additional ancillary income streams including on-site laundry facilities.

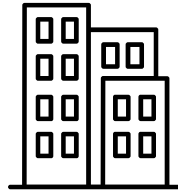
The property benefits from strong in-place tenancy, consistent cash flow, and proximity to major transportation corridors, Metro-North access, and the greater New York City metropolitan area. Positioned within one of Westchester County's strongest rental submarkets, 191 Park Avenue offers investors the ability to acquire a long-term hold asset with stable occupancy and future upside through operational efficiencies and rental growth.

PROPERTY OVERVIEW

Property Address	191 Park Avenue, Yonkers, NY, 10703
Property Type	Multifamily Apartment Building
Number of Units	37 Residential Units
Building Size	±20,592 SF
Lot Size	±0.87 Acres
Parking	20 Surface Spaces
Garages	32 Private Garages
Additional Income	Laundry + Garage Income
Year Built	Approx. 1970
Occupancy	Stabilized
Investment Type	Multifamily Value Preservation / Appreciation Play
Asking Price	Approx. \$10,000,000
Cap Rate	Approx. 5.5%.



PROPERTY OVERVIEW



37-Unit Multifamily Asset

Well-positioned apartment building in a supply-constrained Westchester rental market.



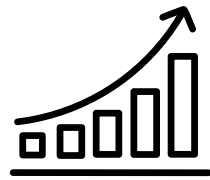
Multiple Income Streams

Revenue generated from apartment rents, garages, parking, and laundry operations.



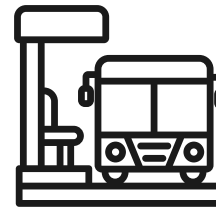
Strong Westchester Rental Market

Located in Yonkers with convenient access to NYC employment centers.



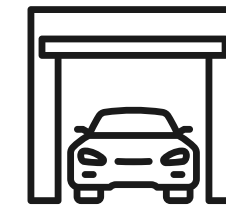
Long-Term Appreciation Potential

Institutional-quality suburban multifamily market with historically strong demand.



Transit & Commuter Accessibility

Close proximity to Metro-North, Saw Mill River Parkway, and major thoroughfares.



Garage & Parking Premium
Rare parking and garage inventory enhances tenant retention and additional revenue.



BUILDING FEATURES

Stabilized 37-unit multifamily investment property
Multiple income streams including apartment rents, garages, parking & laundry
32 private garages providing additional recurring revenue
20 on-site parking spaces for tenants and visitors
Strong in-place tenancy within an established Westchester rental market
Positioned within Yonkers' desirable Glenwood neighborhood
Convenient access to Metro-North Railroad and major parkways
Large ±0.87-acre site with institutional multifamily scale
Professionally maintained asset with long-term appreciation potential

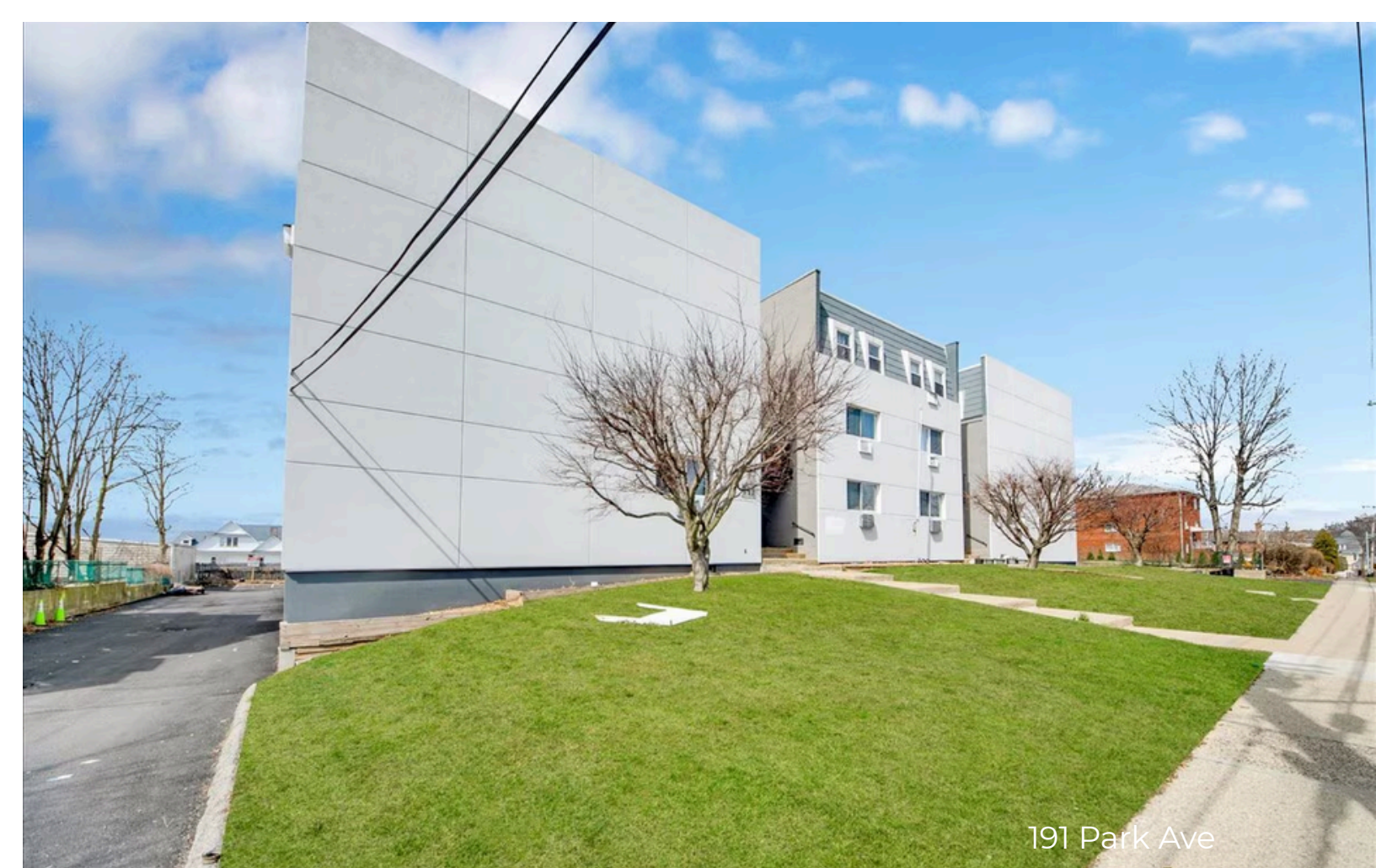
The property is ideal for a wide range of investors, including:

- Multifamily Investors
- Family Offices
- 1031 Exchange Buyers
- Long-Term Hold Investors
- Westchester Multifamily Operators





PHOTO GALLERY



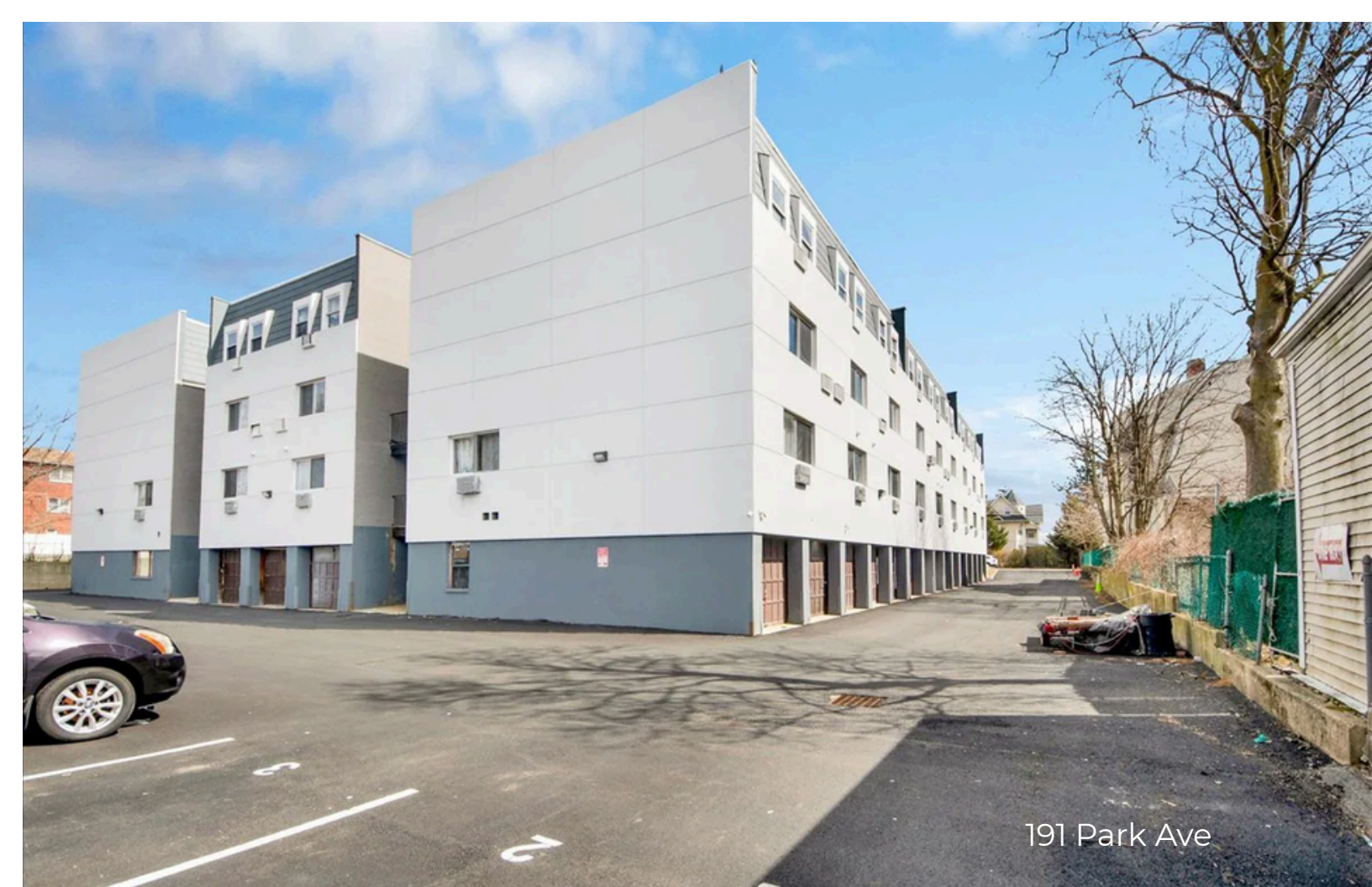


PHOTO GALLERY





PHOTO GALLERY





LOCATION OVERVIEW

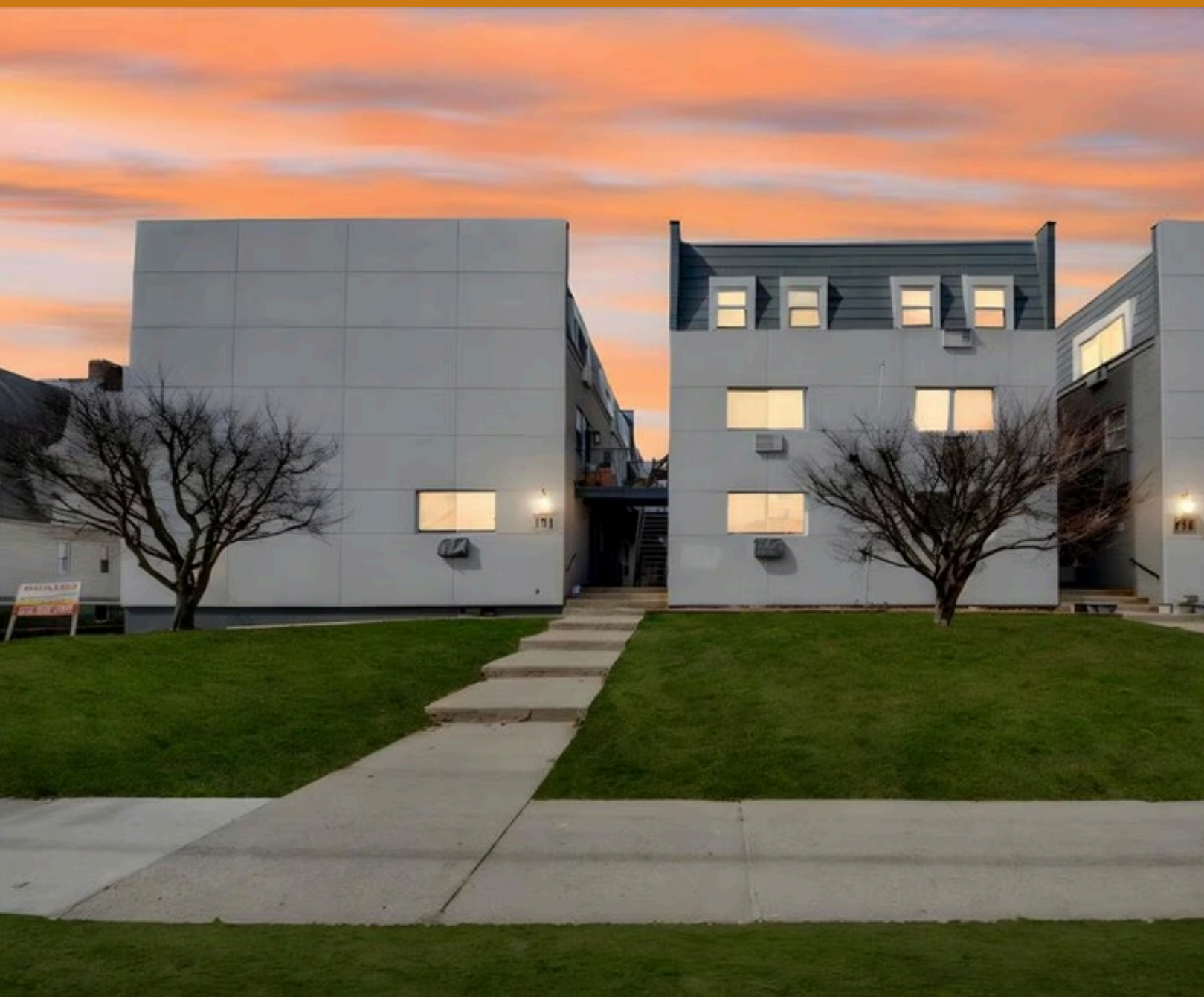
191 Park Avenue is strategically positioned within Yonkers' desirable Glenwood neighborhood, an established commuter-oriented residential corridor within Westchester County. Surrounded by residential housing, neighborhood retail, schools, and major transportation infrastructure, the property benefits from strong tenant demand, long-term rental stability, and convenient regional accessibility.

The property offers convenient access to:

- Metro-North Railroad – Glenwood Station
- Saw Mill River Parkway
- Bronx River Parkway
- I-87 (New York State Thruway)
- Downtown Yonkers Waterfront
- Ridge Hill Shopping Center

This strategic location supports connectivity throughout Yonkers, Westchester County, and New York City, making 191 Park Avenue an attractive long-term multifamily investment opportunity.





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