

DEVELOPMENT OPPORTUNITY

***15 Story - Mixed Use
Development Permitted***

***Expansive Site - 14,000 + SF
Offering Price
\$5,400,000***

***21 North Pearl St - Irving Ave - 22 Broad St
Port Chester, N.Y.***

EXCLUSIVELY REPRESENTED BY
C.J. PAGANO & SONS, INC
420 WESTCHESTER AVENUE
PORT CHESTER - NEW YORK
914-939-1123

Executive Summary

Offering Memorandum *For Sale*



Property Overview

- This rare assemblage represents one of the last remaining opportunities in Port Chester's Urban Core (CD-6T) to develop a 15-story mixed-use high-rise. This site consists of over 14,000 sf of land and is uniquely positioned across from the Port Chester Metro-North Train Station, offering direct connectivity to Manhattan, Stamford, and the broader region. Located in an Opportunity Zone.

Site Composition

- 21 North Pearl Street / 22 Broad Street (SBL 142.22-2-1)
- Parking Lot east of 146-148 Irving Avenue (SBL 142.22-2-4)
- Together, the properties form a footprint with frontage on North Pearl Street, Irving Avenue, and Broad Street allowing for a flexible and efficient site plan.

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Licensed Real Estate Broker

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Location Highlights

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- Directly across the street from the Port Chester Metro North Train Station (Travel time <40 minutes to NYC).
- Steps from the Capitol Theatre, a historic live music venue attracting national acts.
- Walking distance to shops, dining, and amenities in downtown Port Chester.
- Surrounded by major approved developments that are currently and will transform the Village in the coming years.
- Immediate access to I-95, I-287, Hutchinson Riverparkway and the Connecticut border.
- Positioned near the center of town in the middle of the Village's revitalization, offering unmatched access and visibility.

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Investment Highlights

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West-to-east view of the development site



East-to-west view of the development site - Broad Street

- Rare Development Opportunity: One of the last CD-6T parcels allowing a 15-story mixed use high rise.
- More than 14,000 sf of land for development.
- Transit Oriented Location: Across the street from the Metro North and steps from Bus Lines, ideal for residential and mixed use demand.
- Downtown Growth: Surrounded by active projects that will reshape the urban landscape.
- Flexible Assemblage: Continuous frontage across three streets which enhances site plan potential.
- Strong Demographics: Port Chester and Westchester County remain high demand markets for housing, entertainment and retail.

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Contact Us

Offering Memorandum

For Sale

Exclusive Representation

C.J. Pagano & Sons, Inc. is proud to represent the ownership as the Exclusive Broker for this rare development opportunity. With decades of experience and deep-rooted relationships in the Port Chester market, our firm has been entrusted to guide the disposition of this unique site.

All inquiries and discussions regarding this property shall be directed solely through our office.

To further support the evaluation of this offering, our team has engaged an experienced local architect to prepare three (3) independent massing studies, each verifying the allowable density for a mixed-use project at this location combined with a parcel next door which is also available for purchase to create a site of over 18,000 sf.

These studies, along with additional confidential details and current tenancy information, will be made available to qualified purchasers upon execution of a Non-Disclosure Agreement (NDA).

Contact exclusive brokers Neil Pagano or Chris Krzeminski for further information.

Note: All of the information supplied above is taken from sources deemed to be reliable to the best of the sources knowledge and belief but is not guaranteed accurate. No warranty is expressed or implied and all information should be independently verified. The properties which are offered herein are subject to sale, change or withdrawal at any time without notice.

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Potential Views From 15 Stories

Offering Memorandum *For Sale*



East



North East



North West



West



South West



South East

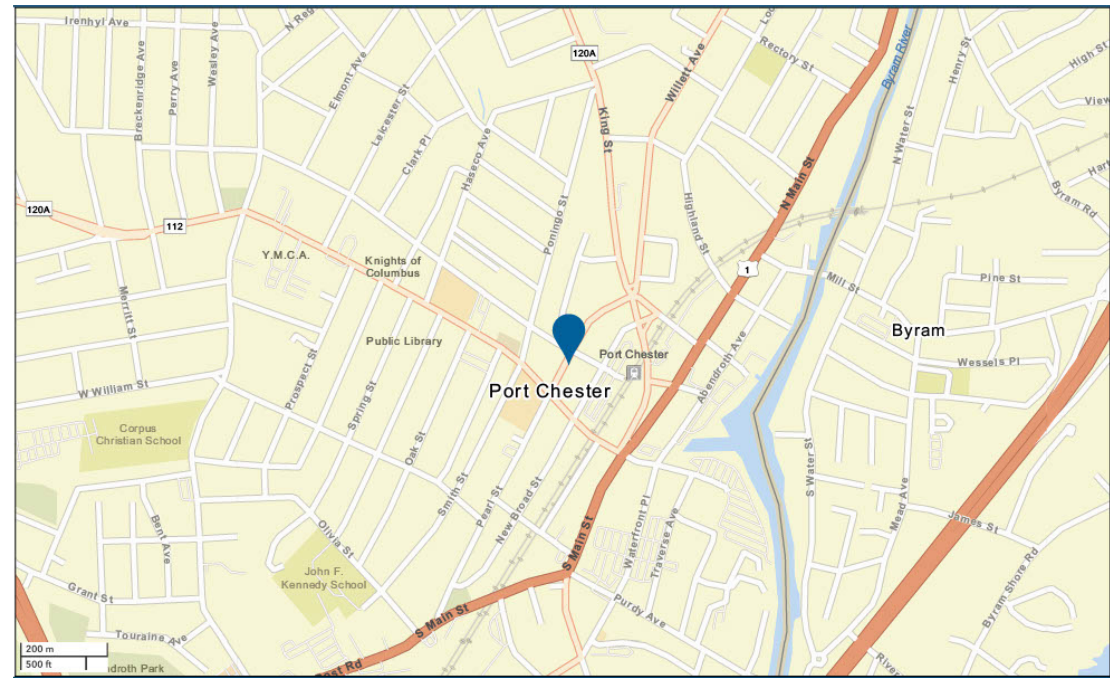
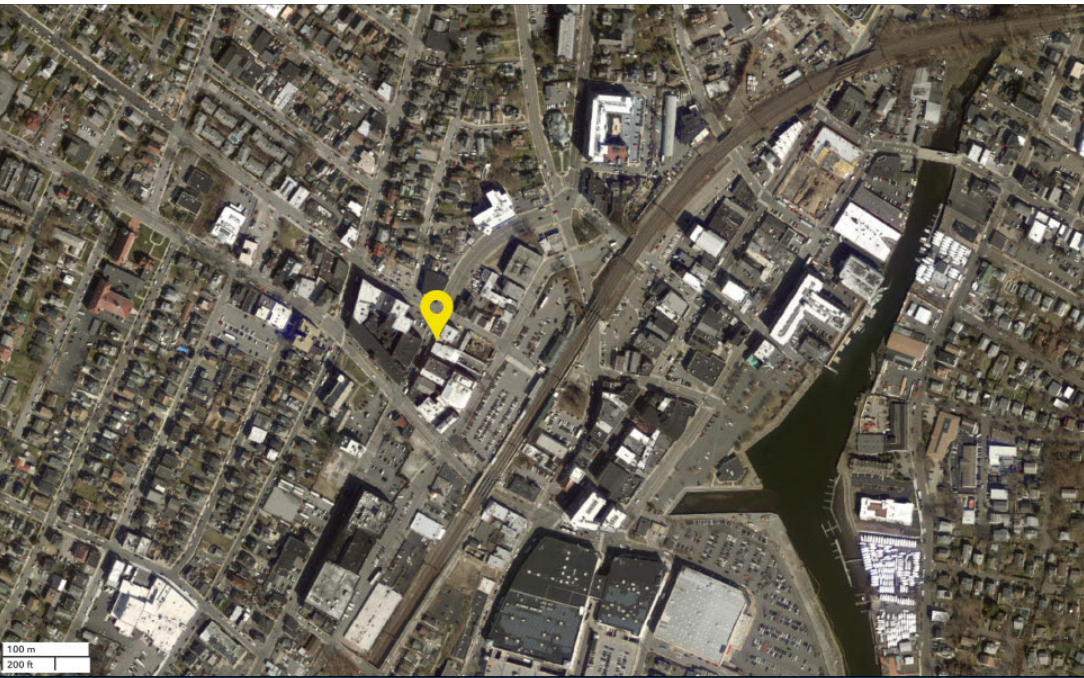
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Aerial & Location Map

Offering Memorandum For Sale



Port Chester, N.Y.

31,000
Population

5
Village Parks



2.3
Square Miles

27
Miles to NYC

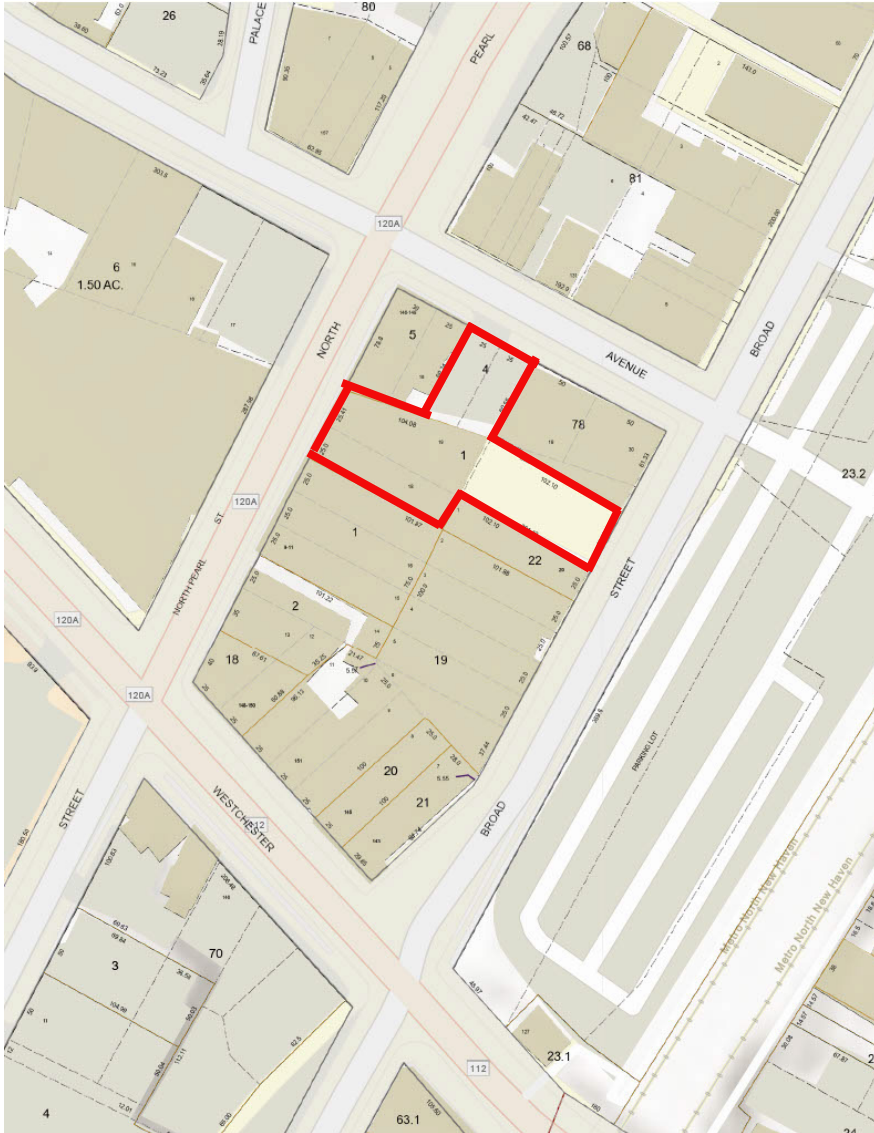
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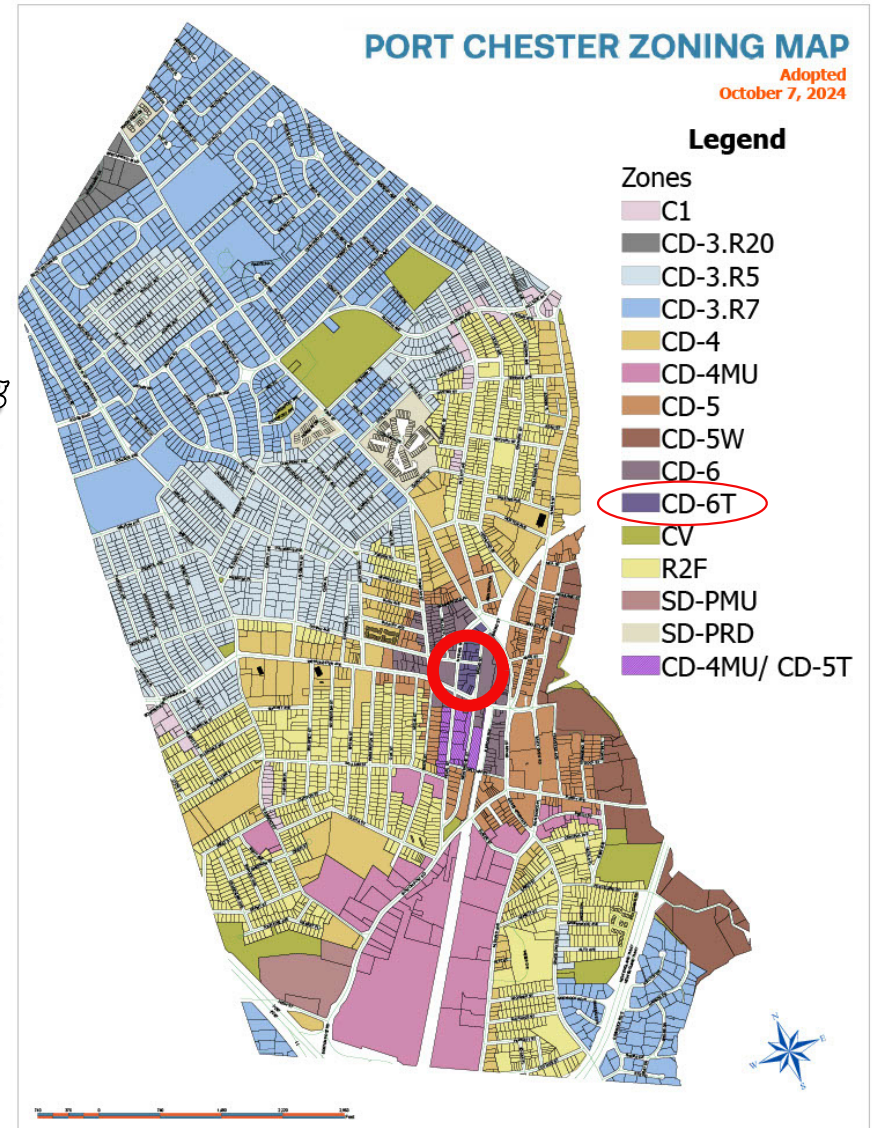
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Tax Map & Zoning Map

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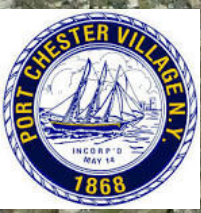
Port Chester Zoning



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Port Chester | Approved Developments



227 Westchester Ave
400 Residential Units
Mixed Use



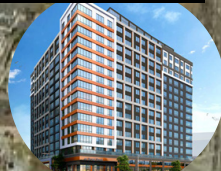
208 King St
185 Residential Units



229 Willett Ave
100 Residential Units



155 Irving Ave
181 Residential Units



44 Broad St
325 Residential Units
Mixed Use
*In Construction



The Abendroth
169 North Main St
209 Residential Units
Completed 2025



28 Pearl St
194 Residential Units



157 Westchester Ave
190 Residential Units
Mixed Use



150 Westchester Ave
223 Units
Mixed Use
*In Construction



36 Broad St
36 Units
Mixed Use
*In Construction



Abendroth Green
North Main St
203 Residential Units
Mixed Use



Westchester Crossing
Boston Post Rd
975 Residential Units
Hotel - Mixed Use
*In Construction



Station Lofts
New Broad St
180 Units



The Magellan
108 South Main St
95 Residential Units
Mixed Use
Completed



2 South Main St
325 Residential Units
Mixed Use



Port & Main
1 North Main St
79 Residential Units
Mixed Use
Completed 2024



- Potential Development Site

Fact Sheet

Offering Memorandum

For Sale

- Offering Price: \$5,400,000
- Total Land Area: 14,048 sf ± Two Adjoining Lots
- Zoning - CD-6T - Urban Core - As of Right - Mixed Use Development up to Fifteen (15) Stories
- 142.22-2-1 - **22 Broad Street/21 N Pearl St Lot** (0.25 acres or 10,849 sf)
- Three current commercial tenants. First floor 6,180 sf with 6,180 sf basement area and a loading dock.
- 50ft Frontage on N Pearl Street
- 43 ft of frontage on Broad Street.
- 204 ft extending from Broad to N Pearl.
- 2025 Taxes (Village/School/Town-County): \$33,872.64
- 2025 Assessed Value: \$1,026,600
- 142.22-2-4 - **Irving Avenue Lot** (.07 acres or 3,199 sf)
- Currently used as a parking lot with loading dock access for the tenant at 21 N Pearl St.
- 50 ft of frontage on Irving Avenue.
- 2025 Taxes (Village/School/Town-County): \$4,728.18
- 2025 Assessed Value: \$143,300

- Tax Information and Assessments as per Town of Rye Records - 2025

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