



EXCLUSIVE OFFERING • INVESTMENT OPPORTUNITY

320 WEBSTER AVENUE

NEW ROCHELLE, NY 10801 • MIXED-USE RETAIL BUILDING

WHO WE ARE

Link NY Realty is a full-service real estate brokerage specializing in connecting motivated sellers with active investors across New York's dynamic real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from co-ops and condominiums to multifamily buildings, commercial assets, development sites, and mixed-use properties. We are proud to offer an extensive selection of on-market and off-market opportunities, giving our clients a genuine competitive edge.

Whether you are buying, selling, or investing, our mission is simple: deliver value, maximize opportunity, and get results—through experience, discretion, and deep local market knowledge. We are not just a brokerage; we are your partner in financial success.

The logo for Link NY Realty, featuring the word "linkny" in a bold, lowercase sans-serif font, with "REALTY" in a smaller, uppercase sans-serif font below it. The background of the entire page is a photograph of a row of red brick townhouses with black metal railings on the steps, and a tree with green leaves in the foreground on the left.

linkny
REALTY

20+

Years of Operations

\$65M+

Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume Overtime

100%

Listings Sold = Happy Clients

PROPERTY SPECIFICATIONS



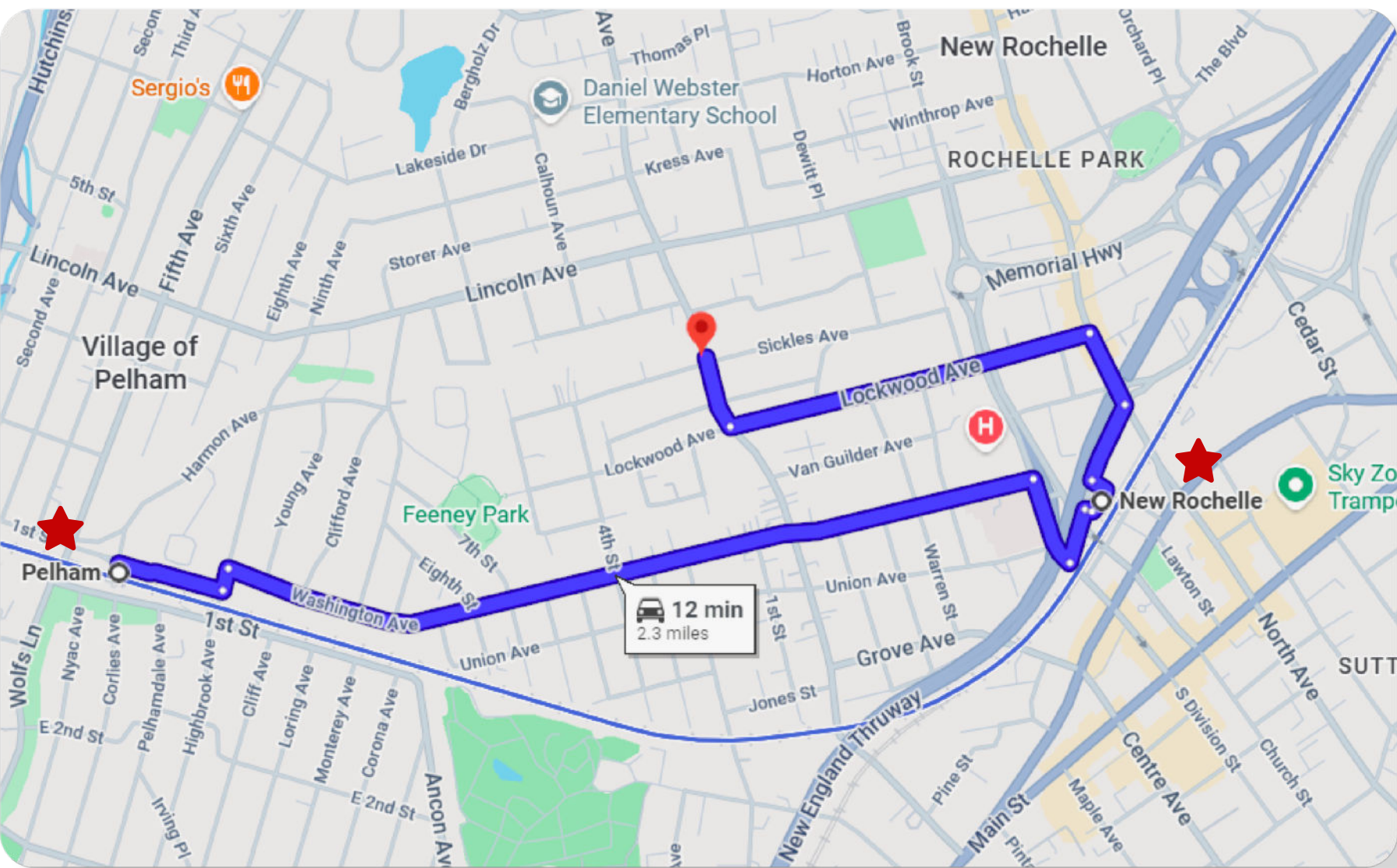
Set along a vibrant stretch of Webster Avenue, 320 Webster Avenue is a single-story masonry building with strong in-place income and upside in future rental growth. Flexible Neighborhood Business zoning and close proximity to transit make it a stable asset with room to reposition over time.

FINANCIALS	AMOUNT
Rent Roll (Annual)	\$180,000.00
Current Taxes	\$40,000.00 / yr
Insurance	\$7,000.00
Water	\$5,000.00

FIELD	RECORD
School District	New Rochelle
SBL	0.4-1330-0.1
Property Class	One Story Small Structure — Multi Occupant (485)
Zoning	Neighborhood Business (NB) / C-1
Acreage	0.21 Acres (9,147.6 SF)
Dimensions	123 ft × 75 ft
Building SF	8,105 SF
Gross Leasable Area	6,127 SF
Stories / Class	1 / Class C
Construction	Masonry
Year Built	1929
FAR	0.63

320 WEBSTER AVENUE • NEW ROCHELLE, NY 10801

LOCATION & TRANSIT ACCESS



320 WEBSTER AVENUE, NEW ROCHELLE, NY 10801

- New Rochelle Station — Metro-North 0.8 mi
- Pelham Station — Metro-North 1.3 mi
- LaGuardia Airport 26 min (15.1 mi)
- Westchester County Airport 25 min (15.5 mi)
- JFK International 33 min (22.7 mi)

NEIGHBORHOOD HIGHLIGHTS

- Fully leased, single-story masonry retail row
- Flexible Neighborhood Business (NB/C-1) zoning
- 0.8 miles to the New Rochelle Metro-North platform
- Below-market rents with upside at lease rollover

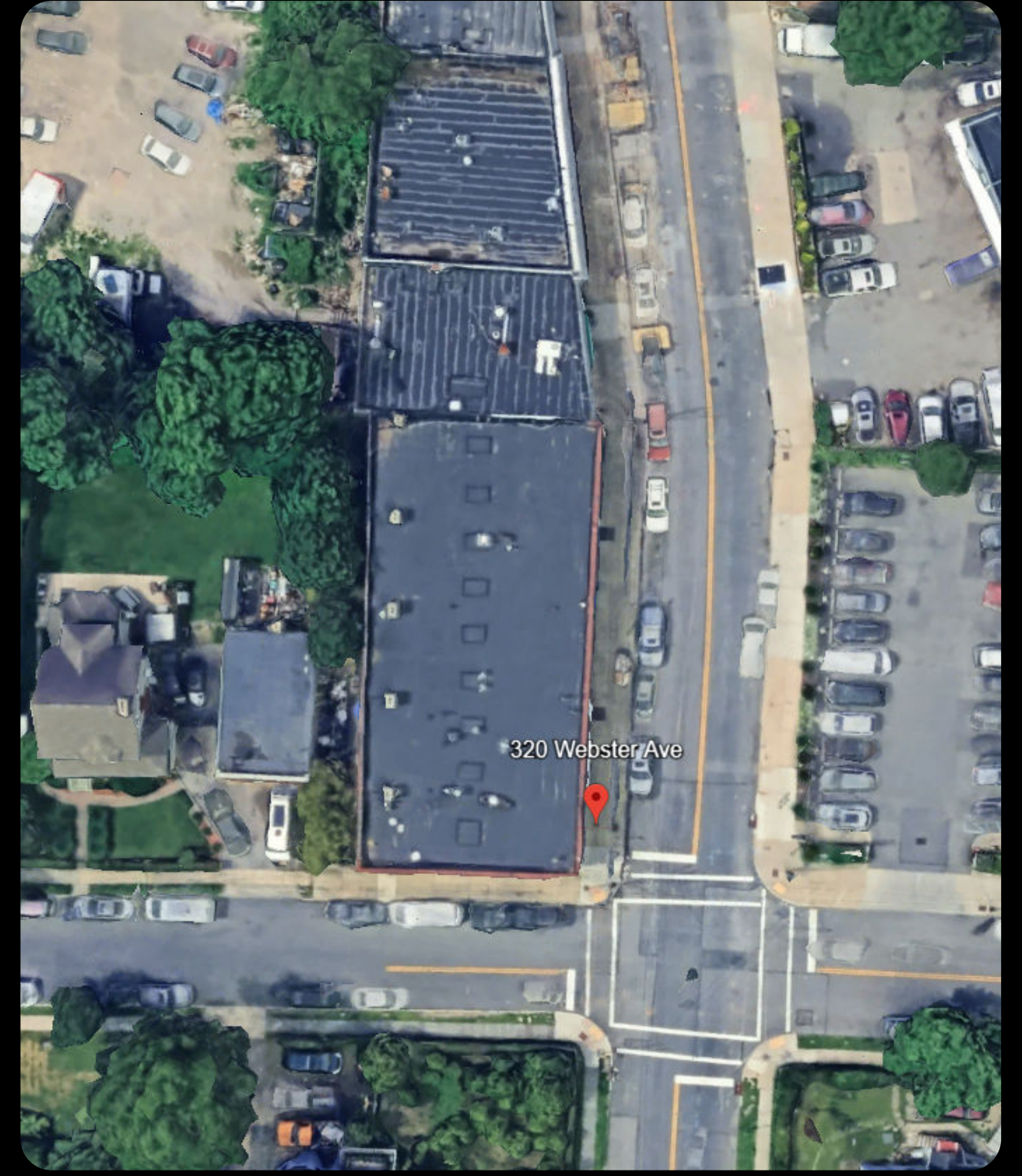
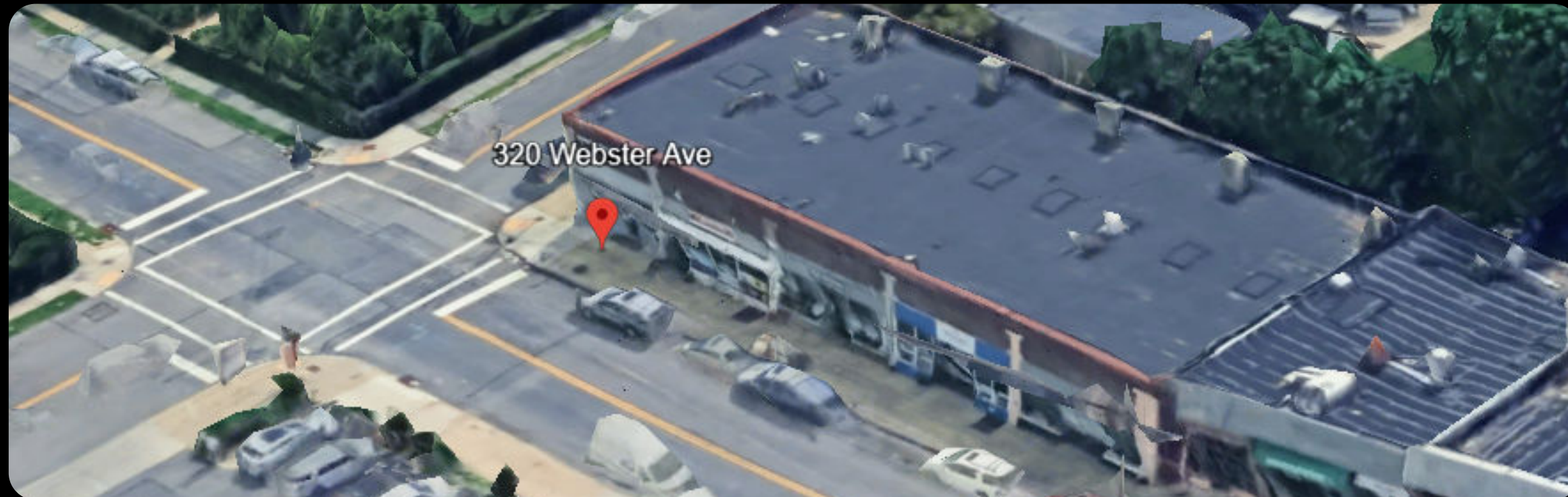
PHOTOS

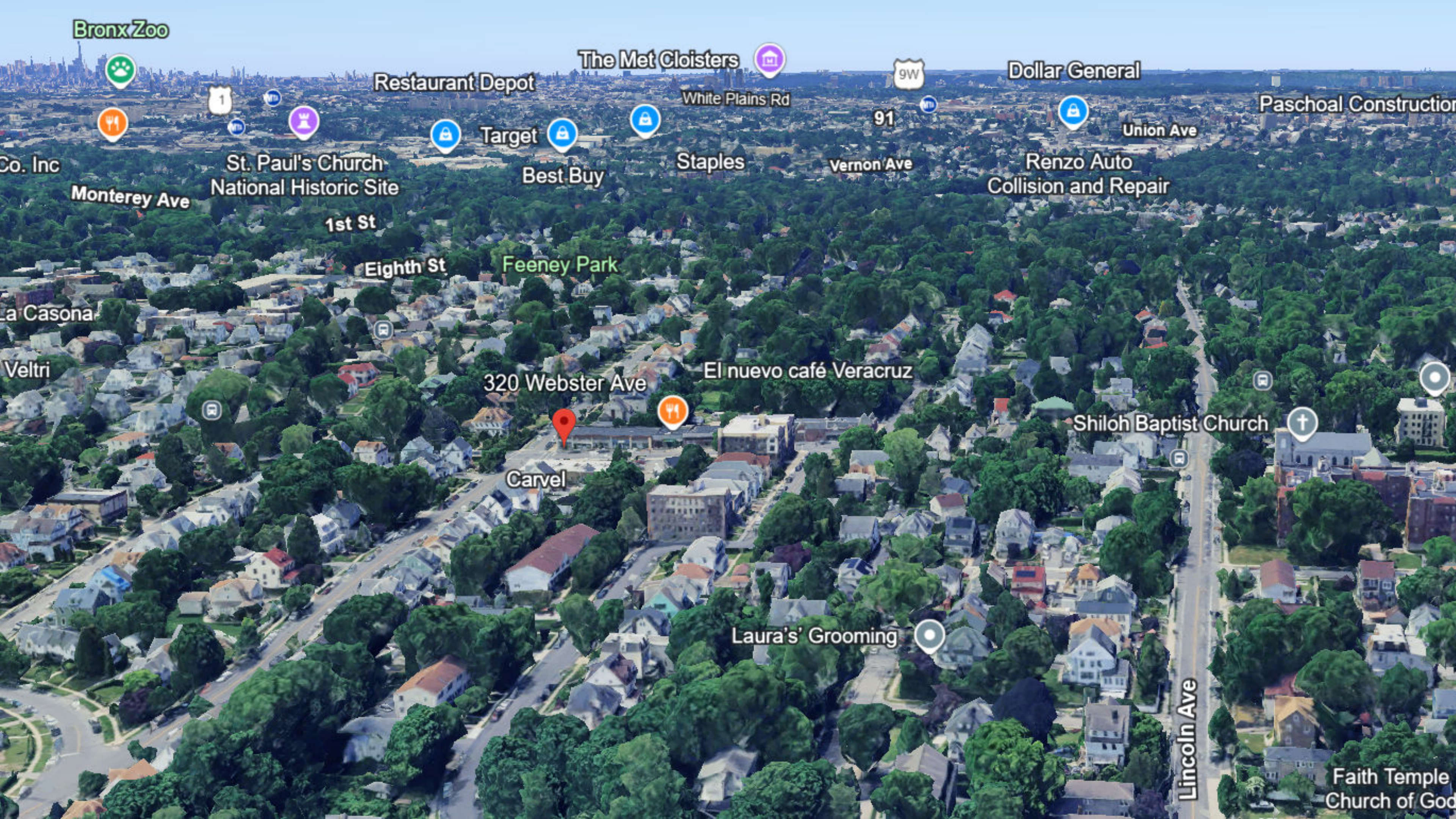
PROPERTY PHOTOS



PHOTOS

AERIAL VIEW





Bronx Zoo

Restaurant Depot

The Met Cloisters

Dollar General

Paschoal Construction

White Plains Rd

91

Union Ave

Target

Best Buy

Staples

Vernon Ave

Renzo Auto
Collision and Repair

St. Paul's Church
National Historic Site

Monterey Ave

1st St

Eighth St

Feeney Park

La Casona

Veltri

320 Webster Ave

El nuevo café Veracruz

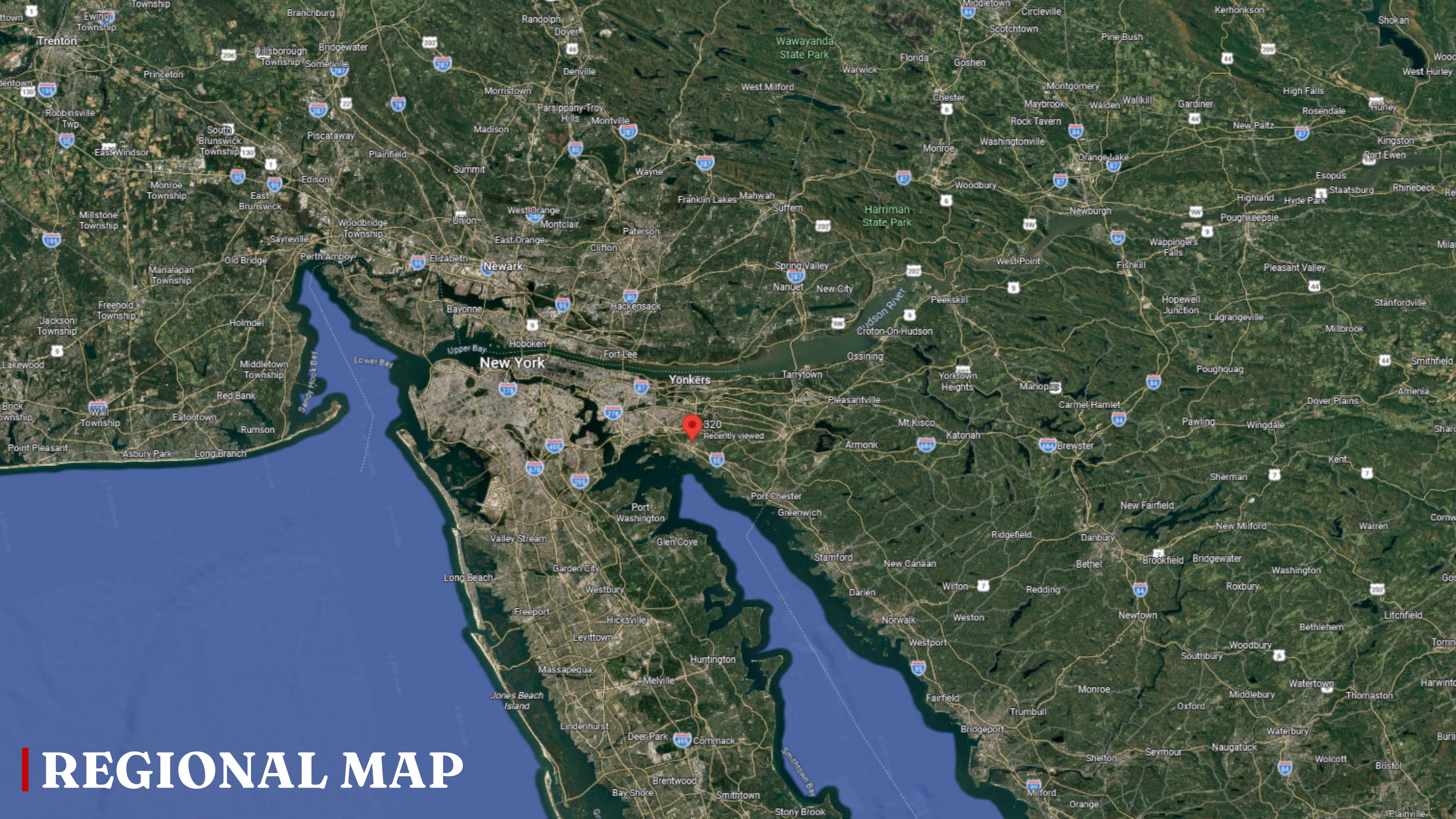
Shiloh Baptist Church

Carvel

Laura's' Grooming

Lincoln Ave

Faith Temple
Church of God



REGIONAL MAP

LET'S TALK ABOUT YOUR INVESTMENT



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**At Link NY Realty, we have
access to exclusive real estate
opportunities:**

FORECLOSURES

AUCTIONS

INVESTMENT PROPERTIES

VACANT LOTS

DEVELOPMENT SITES



LET'S MAKE IT HAPPEN!

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