



A RARE TOWNHOUSE DEVELOPMENT OPPORTUNITY

**33-35 TRINITY PLACE, NEW
ROCHELLE 10805**



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LINKNYREALTY.COM

ABOUT LINK NY REALTY

We specialize in connecting motivated sellers with active investors across New York's ever-evolving 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 commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

20+

Years of Operations

\$65M+

Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume Overtime

100%

Listings Sold
= Happy Clients

[LINKNYREALTY.COM](https://linknyrealty.com)



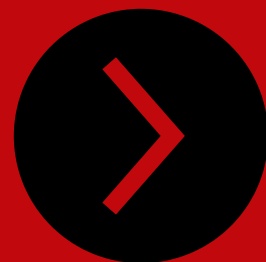


THE LINK ADVANTAGE

The Link Advantage is our premium, concierge-level approach to selling and buying homes. **For sellers**, it means we use our resources and even our own capital to prepare your property for market, creating stronger buyer interest and maximizing sale prices. **For buyers**, the Link Advantage goes beyond standard service, covering select transaction-related costs such as home inspections, appraisals, landscaping, professional cleaning, and more.

At Link NY Realty, we're not just a brokerage, we're your partner in financial success. Every decision we make puts you, the Client, at the center.

SCAN QR CODE
TO LEARN MORE



100% COVERED BY US.
NO PAYBACKS. NO CATCH.

SELL SMARTER. PROFIT MORE.

» Minor Repairs

Strategic, budget-friendly updates that maximize appeal.

Result: Faster sales and higher sale prices without over-improving.

» Landscaping for Sellers

Enhance curb appeal to attract more buyers and stronger offers.

Result: Higher perceived value and increased demand.

» Profesional Cleaning

88% of homes sell faster when professionally cleaned.

Result: Better showings, faster sales, and stronger first impressions.

Disclaimer:

Link Advantage services are offered at the sole discretion of Link NY Realty and may vary by property, transaction type, and client qualification. Services are provided on a case-by-case basis and are not guaranteed. Link NY Realty is a licensed real estate brokerage and does not directly provide construction, legal, financial, moving, or other non-real-estate services. Any third-party services are independent and subject to separate agreements.

BUY SMARTER. SAVE MORE.

» Minor Repairs

Strategic, budget-friendly updates that maximize appeal.

Result: Faster sales and higher sale prices without over-improving.

» Landscaping for Buyers

Walk into a home that feels welcoming from day one.

Result: Immediate enjoyment and long-term value protection.

» Transportation Service

Private driver for stress-free home tours.

Result: Focus on decisions, not logistics.



PROPERTY OVERVIEW

A unique chance for builders, contractors, and investors to take over and complete a brand-new townhouse development in a strong, high-demand market. This project is being sold as-is in mid-construction, providing flexibility to finish and customize.

PROJECT HIGHLIGHTS

PROJECT OVERVIEW

- 5 brand-new townhouses
- Approx. 2,600 SF each
- 3 bedrooms / 2 bathrooms per townhouse
- Sold as-is, mid-construction

WHY THIS OPPORTUNITY STANDS OUT

Step into a partially completed project and finish it on your terms. This is ideal for:

- Builders or contractors looking for a turnkey development
- Investors seeking strong resale or rental opportunities

POTENTIAL BENEFITS

- Resale profit upon completion
- Long-term rental income
- Strong value-add investment strategy

INVESTMENT POTENTIAL & NEXT STEPS

Maximize Your Returns

Whether you plan to complete and sell or hold for rental income, this development offers the chance to capitalize on a high-demand townhouse market.

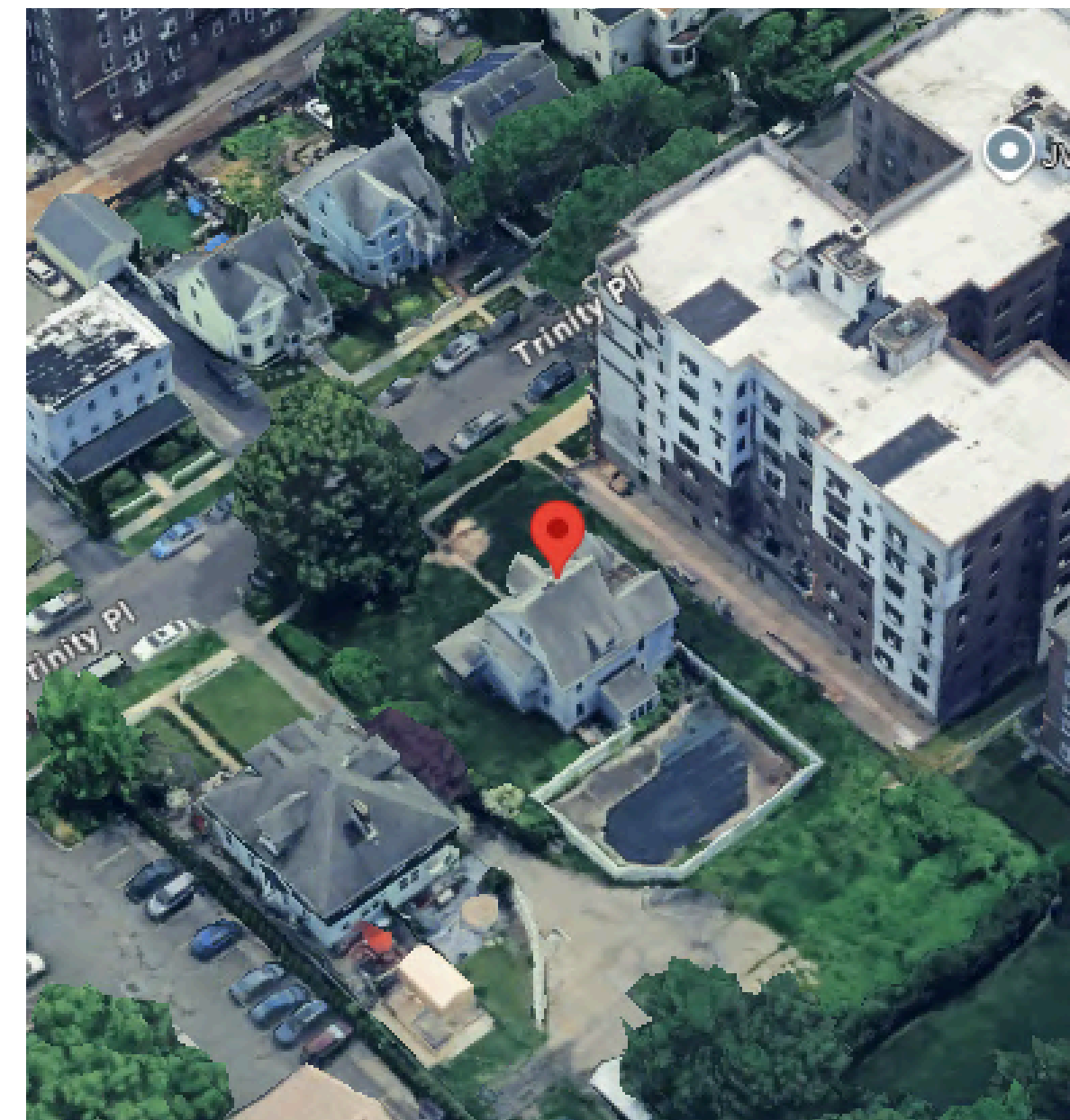
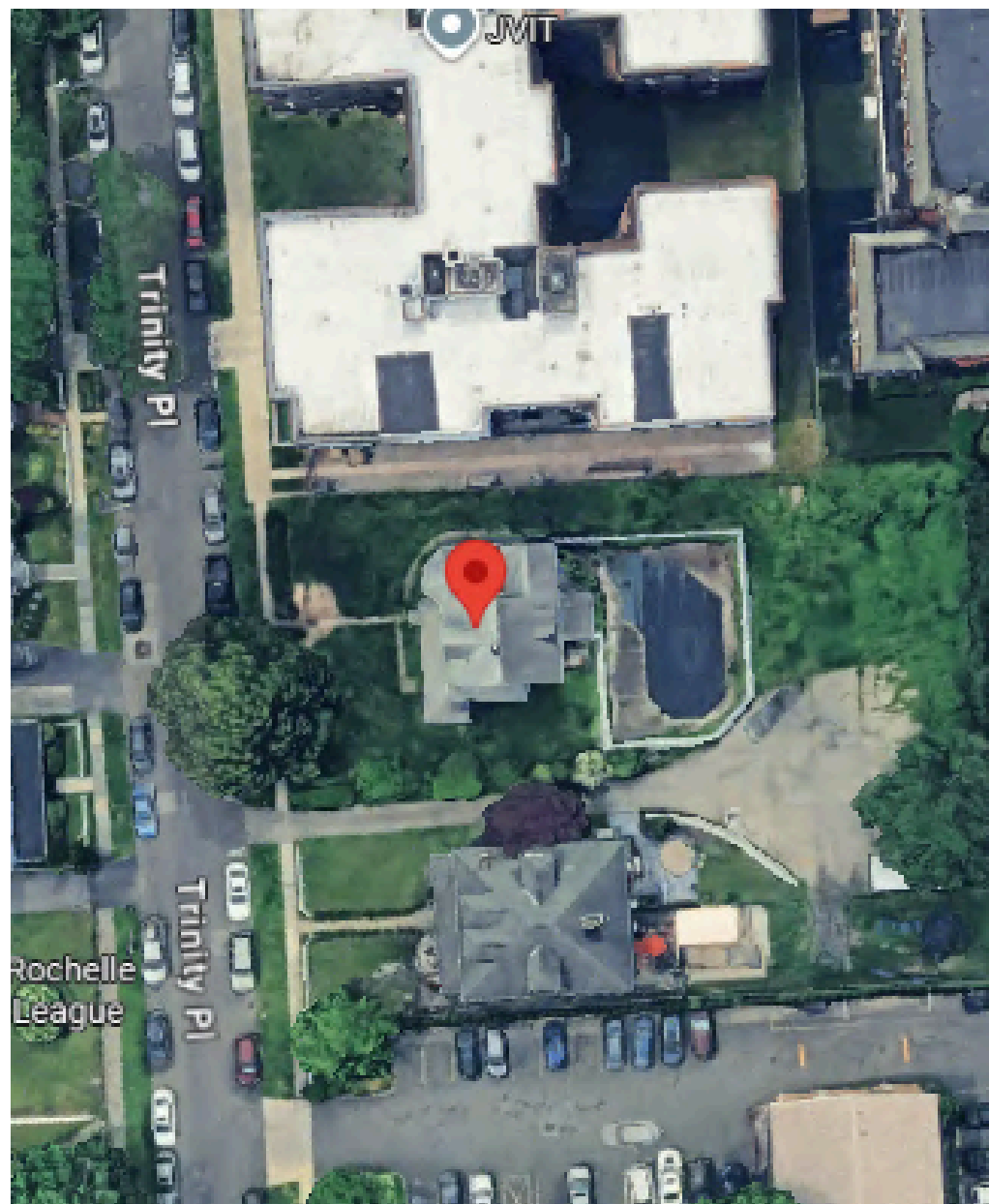
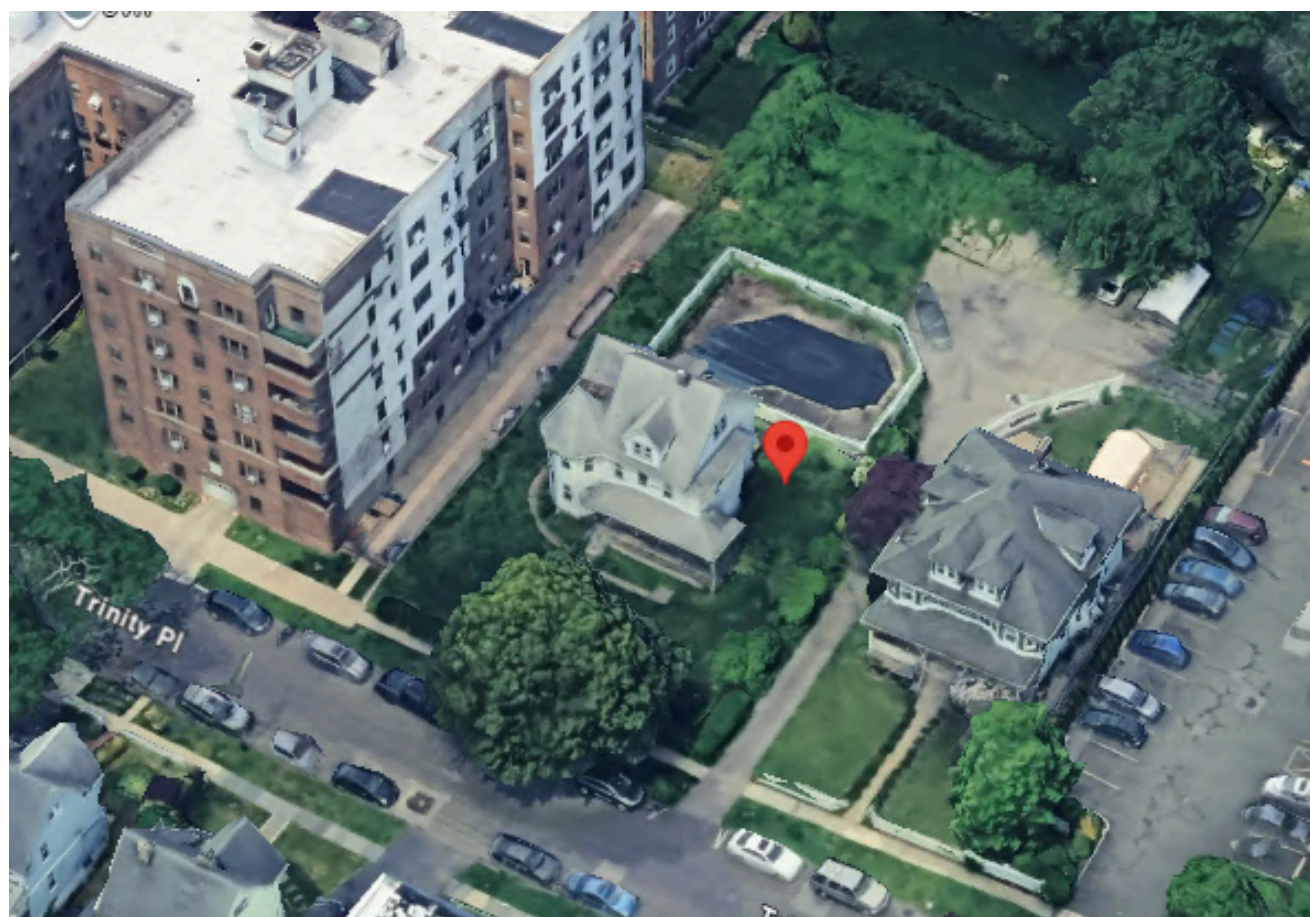
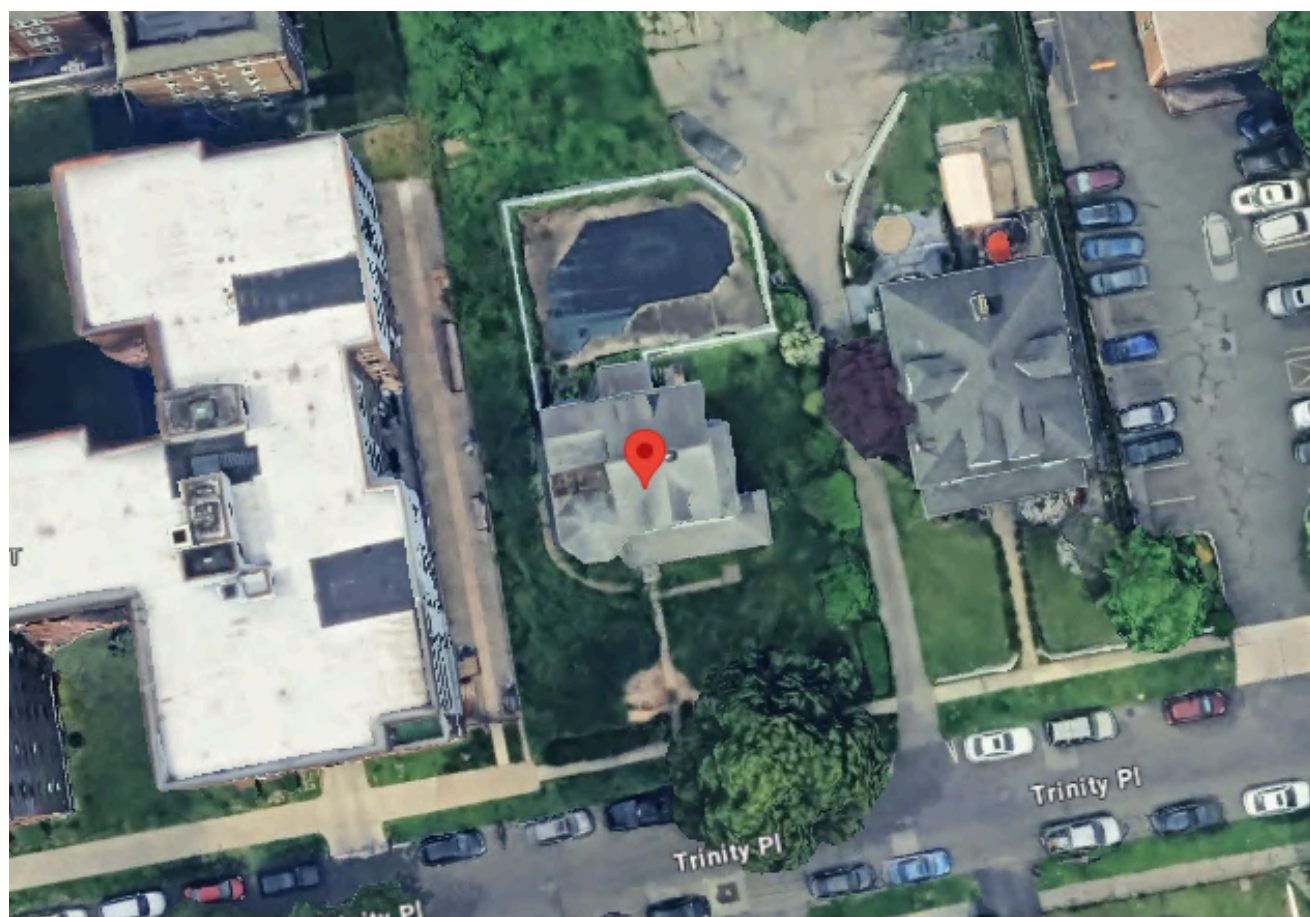
WHY ACT NOW

- Limited opportunities to take over mid-construction projects
- High buyer demand in the area ensures strong marketability
- Unlock the full potential with strategic completion

PROPERTY RENDERING



AERIAL VIEW





BUILDING NO. 1

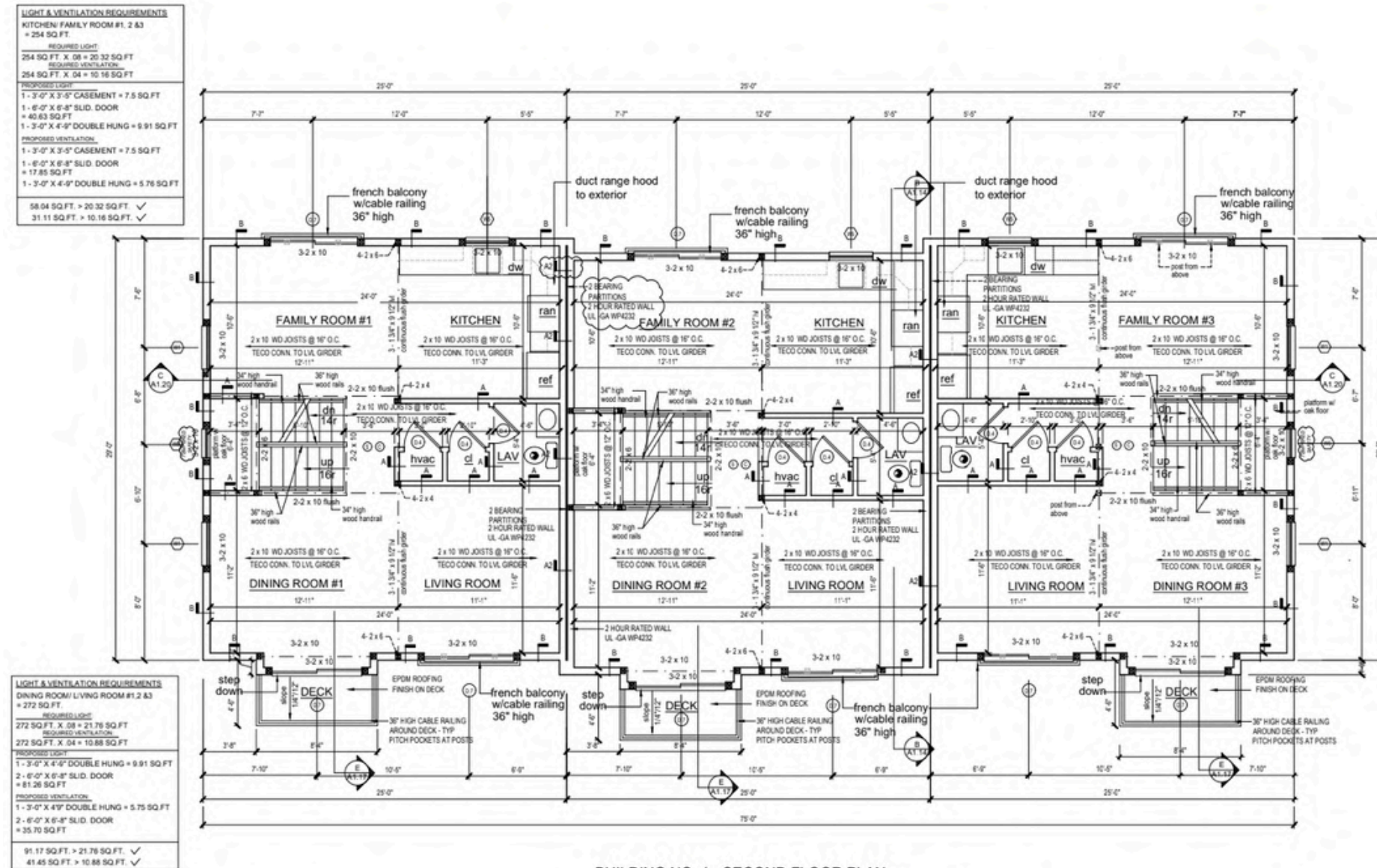
FRONT ELEVATION

TRINITY PLACE

SCALE: 1/4" = 1'-0"



BUILDING 1 FLOOR PLAN



BUILDING NO. 1 SECOND FLOOR PLAN

Building No. 1 Second Floor - Gross Floor Area
2199.785 gross sq. ft.

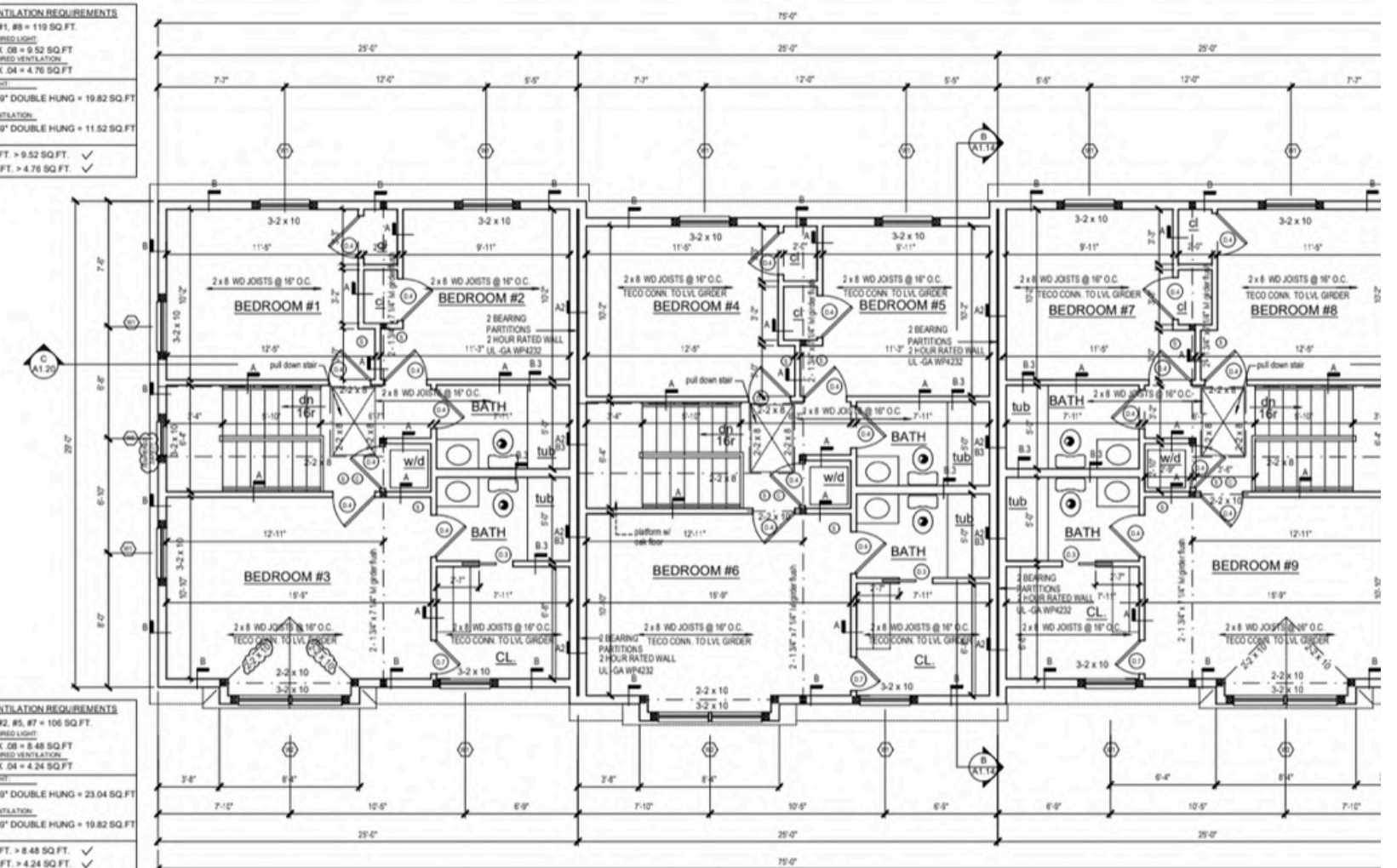
NO PLUMBING OR MECHANICAL EQUIPMENT, PIPES, DUCTS OR VENTS CAN BE LOCATED IN THE CAVITY OF THE COMMON WALL- SEE MECHANICAL DRAWINGS

LIGHT & VENTILATION REQUIREMENTS	
BEDROOM #1, #5, #7 = 119 SQ. FT.	
REQUIRED LIGHT:	
119 SQ. FT. X .08 = 9.52 SQ. FT.	
REQUIRED VENTILATION:	
119 SQ. FT. X .04 = 4.76 SQ. FT.	
PROPOSED LIGHT:	
2- 3'-0" X 4'-0" DOUBLE HUNG = 19.82 SQ. FT.	
PROPOSED VENTILATION:	
2- 3'-0" X 4'-0" DOUBLE HUNG = 11.52 SQ. FT.	
11.52 SQ. FT. > 9.52 SQ. FT. ✓	
19.82 SQ. FT. > 4.76 SQ. FT. ✓	

LIGHT & VENTILATION REQUIREMENTS	
BEDROOM #2, #5, #7 = 106 SQ. FT.	
REQUIRED LIGHT:	
106 SQ. FT. X .08 = 8.48 SQ. FT.	
REQUIRED VENTILATION:	
123 SQ. FT. X .04 = 4.24 SQ. FT.	
PROPOSED LIGHT:	
2- 3'-0" X 4'-0" DOUBLE HUNG = 23.04 SQ. FT.	
PROPOSED VENTILATION:	
2- 3'-0" X 4'-0" DOUBLE HUNG = 19.82 SQ. FT.	
23.04 SQ. FT. > 8.48 SQ. FT. ✓	
19.82 SQ. FT. > 4.24 SQ. FT. ✓	

LIGHT & VENTILATION REQUIREMENTS	
BEDROOM #3, #6, #9 = 178 SQ. FT.	
REQUIRED LIGHT:	
178 SQ. FT. X .08 = 14.24 SQ. FT.	
REQUIRED VENTILATION:	
178 SQ. FT. X .04 = 7.12 SQ. FT.	

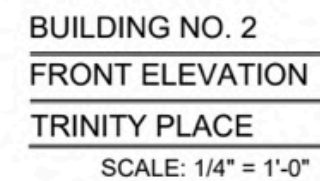
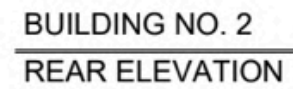
NOTE: NO PLUMBING OR MECHANICAL EQUIPMENT, PIPES, DUCTS OR VENTS CAN BE LOCATED IN THE CAVITY OF THE COMMON WALL- SEE MECHANICAL DRAWINGS



BUILDING NO. 1 THIRD FLOOR PLAN

Building No. 1 Second Floor - Gross Floor Area
2200 gross sq. ft.

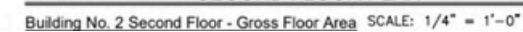
SCALE: 1/4" = 1'-0"



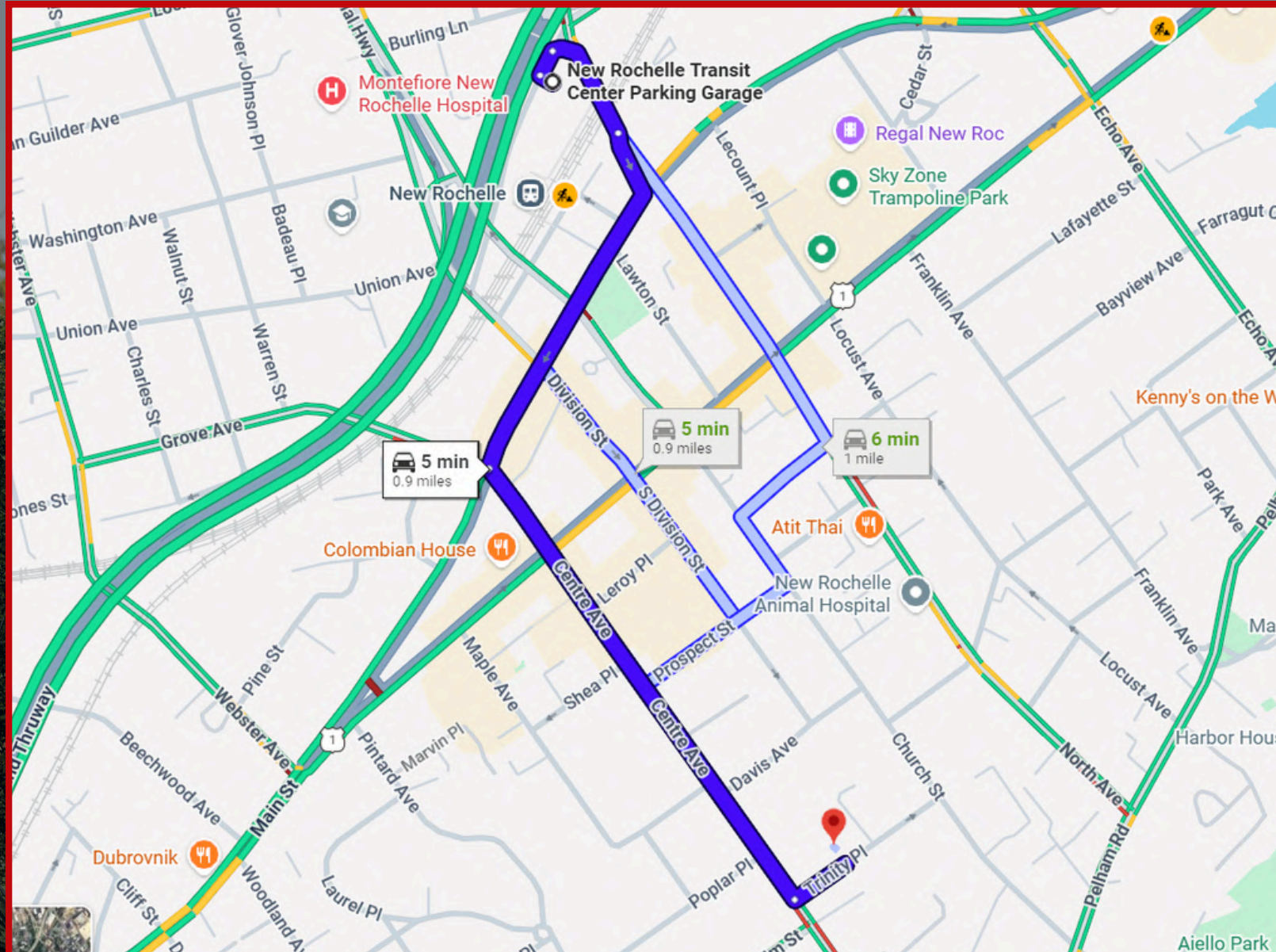
LIGHT & VENTILATION REQUIREMENTS
KITCHEN: FAMILY ROOM = 266 SQ. FT.
266 SQ. FT. = 266 SQ. FT.
REQUIRED VENTILATION:
 266 SQ. FT. X .04 = 10.64 SQ. FT.
PROPOSED LIGHT:
 1 - 3'-0" X 3'-0" CASEMENT = 7.5 SQ. FT.
 1 - 6'-0" X 6'-8" SLID. DOOR = 40.63 SQ. FT.
PROPOSED VENTILATION:
 1 - 3'-0" X 3'-0" CASEMENT = 7.5 SQ. FT.
 1 - 6'-0" X 6'-8" SLID. DOOR = 17.85 SQ. FT.
 48.13 SQ. FT. > 21.25 SQ. FT. ✓
 25.35 SQ. FT. > 10.64 SQ. FT. ✓



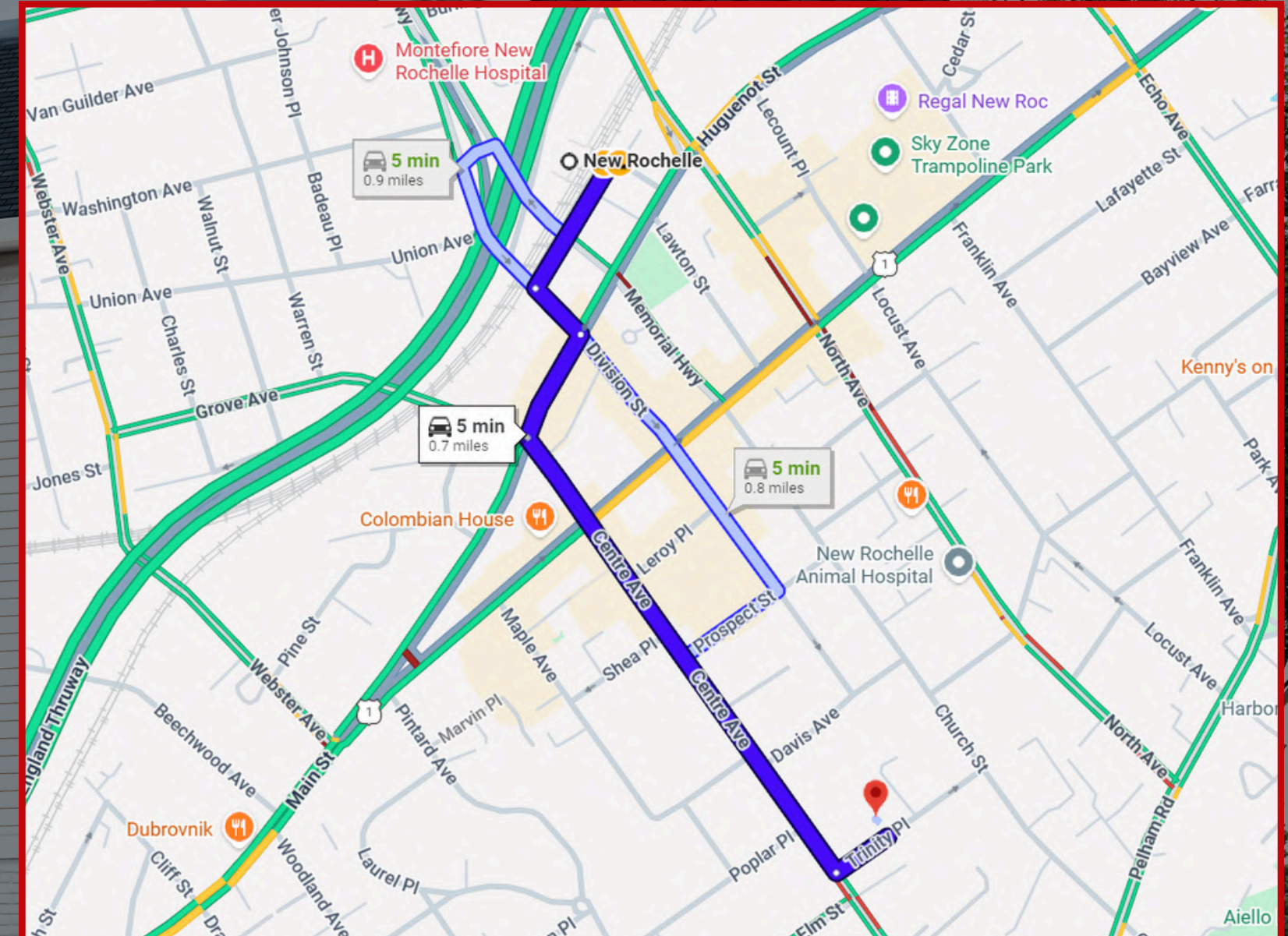
Building No. 2 THIRD Floor - Gross Floor Area SCALE: 1/4" = 1'-0"
1466.666 gross sq. ft.



+ NEARBY TRANSPORTATION



New Rochelle Transit Center: Major regional hub for MTA Metro-North Railroad (New Haven Line) and Amtrak services, with frequent trains to Grand Central Terminal (Manhattan) and beyond — just a short walk from downtown New Rochelle and easily reachable from 35 Trinity Pl.



Metro-North trains from New Rochelle offer fast approximately 30-minute service to Midtown Manhattan, making this location excellent for commuters or renters seeking city access.



CAFÉS & CASUAL SPOTS

- **Cafe Haven @ Stella** – Stylish café with coffee and light bites, perfect for residents or commuters.
- **R Cafe & Tea Boutique** – Cozy coffee and tea spot with pastries and brunch options.
- **Harpoon Hanna's Coffee Shop** – Local favorite for coffee, breakfast, and relaxed mornings.
- **Casaroma Cafe** – Boutique coffee shop nearby with highly rated beverages and snacks.
- **Pop's Espresso Bar** – Popular espresso and breakfast location near the heart of downtown.
- **Cafetero Coffee Company** – Coffee and brunch destination with outdoor seating.



FOOD & CASUAL DINING

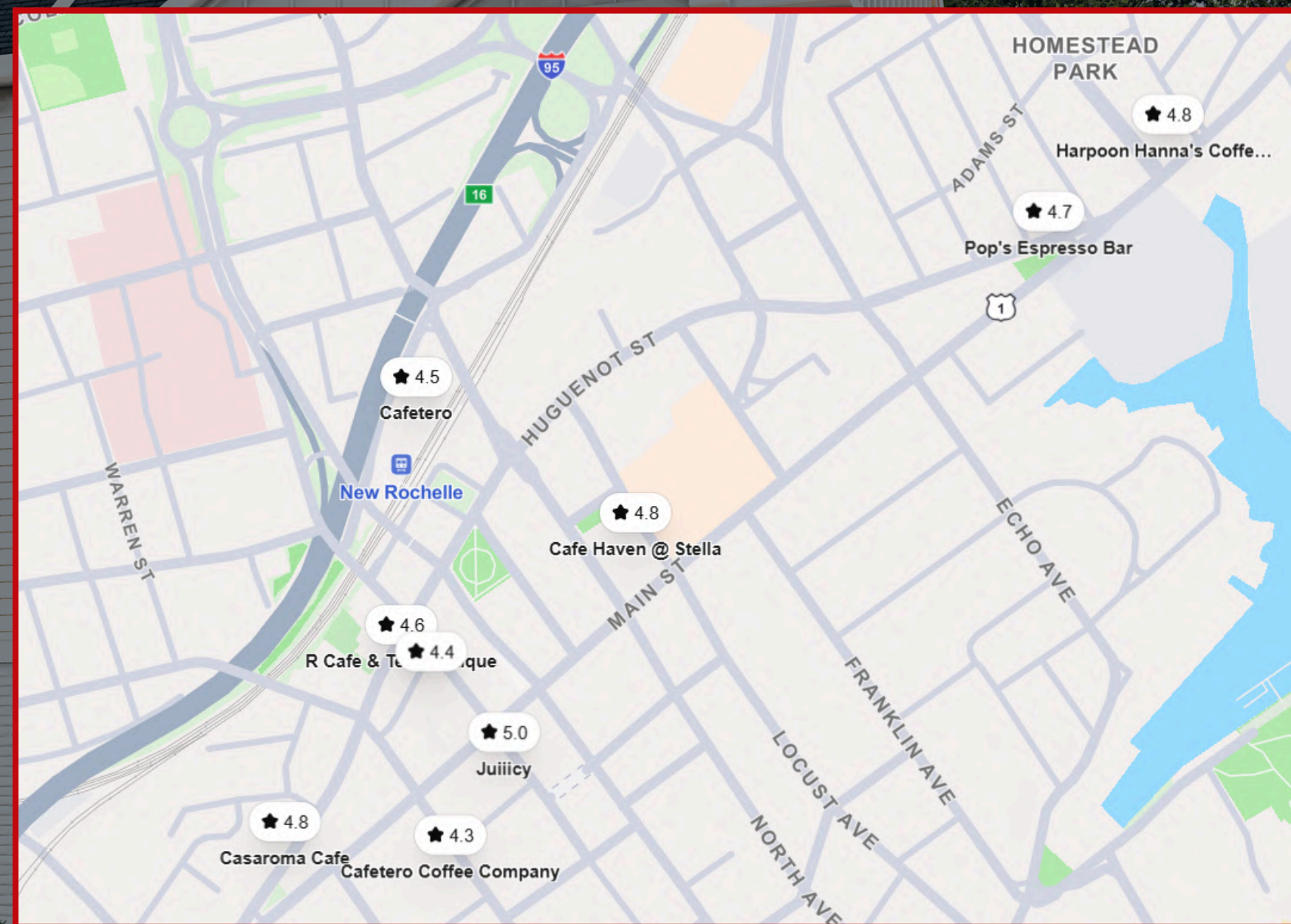
- **Juiliicy** – Fresh juice bar and brunch option with Latin-inspired flavors.
- **Scratch Bar & Grill** – Classic American grill and bar perfect for dinner out.



LOCAL AMENITIES & RETAIL (DOWNTOWN & NEARBY)

- Boutique shops, flower and gift shops, consignment retail, and massage/spa services.
- A growing mix of restaurants and nightlife spots offering Italian, contemporary, seafood, and international cuisine.
- Grocery and convenience options within walking distance, plus specialty markets and daily services close by.

NEARBY SHOPS & AMENITIES







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**

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LET'S MAKE IT HAPPEN!

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