



Senior Housing Development Opportunity

Squadron Boulevard | New City, NY

Property For Sale

Contact

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Executive Summary



OFFERING SUMMARY

COUNTY	Rockland
BUILDING SIZE	32,745 SF
LOT SIZE	5.4 Acres
UNITS	85 Units
ZONING	Residential - Multi family
SALE PRICE	\$8,500,000 (\$100,000 per unit)
TERMS	All Cash at Closing

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in New City, NY. This impressive 4-story, two-building, complex totaling 32,745 SF is due for approvals in Quarter 4, 2027. Multifamily use, presents a prime prospect for senior condo development for 85 units with upscale amenities and architectural features, covered and surfaced parking, rooftop pool and bar / food. Boasting a strategic location in the sought-after New City area, this property offers immense potential for creating a premier residential development. With its expansive size and multi-family zoning, the property is perfectly positioned to meet the increasing demand for upscale, modern living spaces in this thriving community. Seller to deliver site with full board approvals.

LOCATION OVERVIEW

The site is located on Squadron Blvd. between Main Street and Route 304. Situated in a thriving community, the area offers access to top-rated schools, scenic parks, and a variety of dining and entertainment options. The proximity to popular attractions such as the New City Little League Park, the Shops at Nanuet, and the Palisades Center ensures a desirable quality of life for prospective tenants. With its convenient location and diverse amenities, the area presents a compelling opportunity for investors seeking to capitalize on the growing demand for residential properties in this vibrant New York suburb.

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Rendering & Project Unit Mix



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MULTIFAMILY PROPERTY FOR SALE

Location Maps

