



12 Memorial Highway

FOR SALE:

COMMERCIAL
BUILDING

APPROX. BUILDABLE
20,923 ZSF



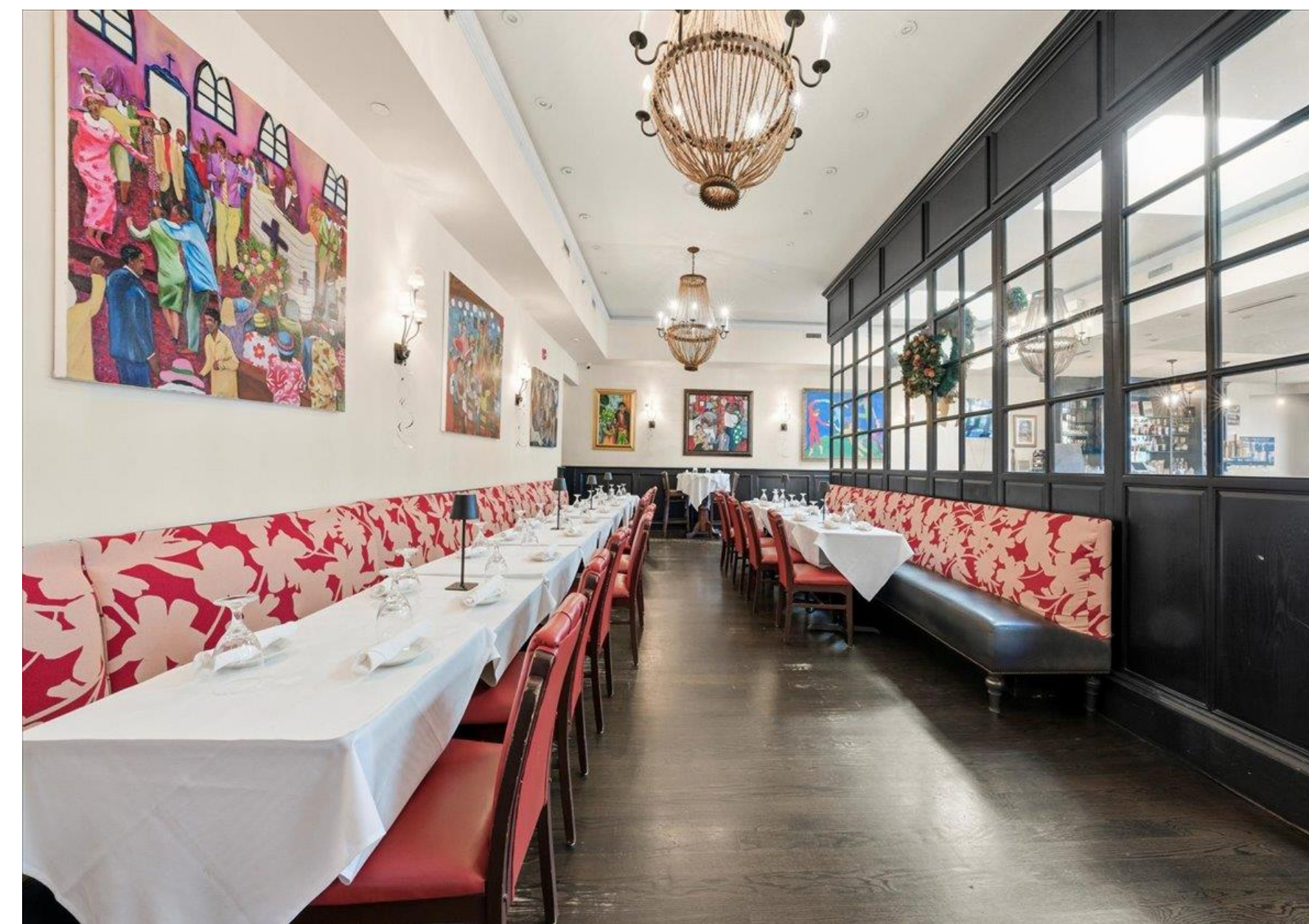
12 Memorial Highway

New Rochelle Development Opportunity



INVESTMENT SNAPSHOT:

- COMMERCIAL BUILDING
 - 1 RETAIL SPACE
- 6,295 APPROX COMBINED BUILDING SQUARE FEET
- BUILDING CAN BE DELIVERED VACANT
- SUPPORTS VARIOUS DEVELOPMENT POSSIBILITES
- HIGH FOOT TRAFFIC CORRIDOR
- PUBLIC PARKING DIRECTLY ACROSS THE STREET



12 Memorial Highway

New Rochelle Development Opportunity

EXECUTIVE SUMMARY:

Douglas Elliman has been retained on an exclusive basis to arrange for the sale of 12 Memorial Highway, a 6,295 gross square foot commercial property located in prime New Rochelle. Ideally suited for developers and end-users seeking to accommodate growth and/or relocation needs. Located within the downtown submarket, on Memorial Highway (within proximity to the MetroNorth station) the property offers approx. 20,923 of buildable square feet. One of the last remaining development opportunities in the area.

The 1-story property consists of One (1) ground level retail space. The property is ideally suited for a ground up development.

PROPERTY DETAILS:

12 MEMORIAL HIGHWAY
NEW ROCHELLE, NY 11221

BUILDING SF: 6,295 SF

LOT BLOCK: 2-416-0072

LOT DIMENSIONS: 39 FT X 115 FT
28 FT X 60 FT

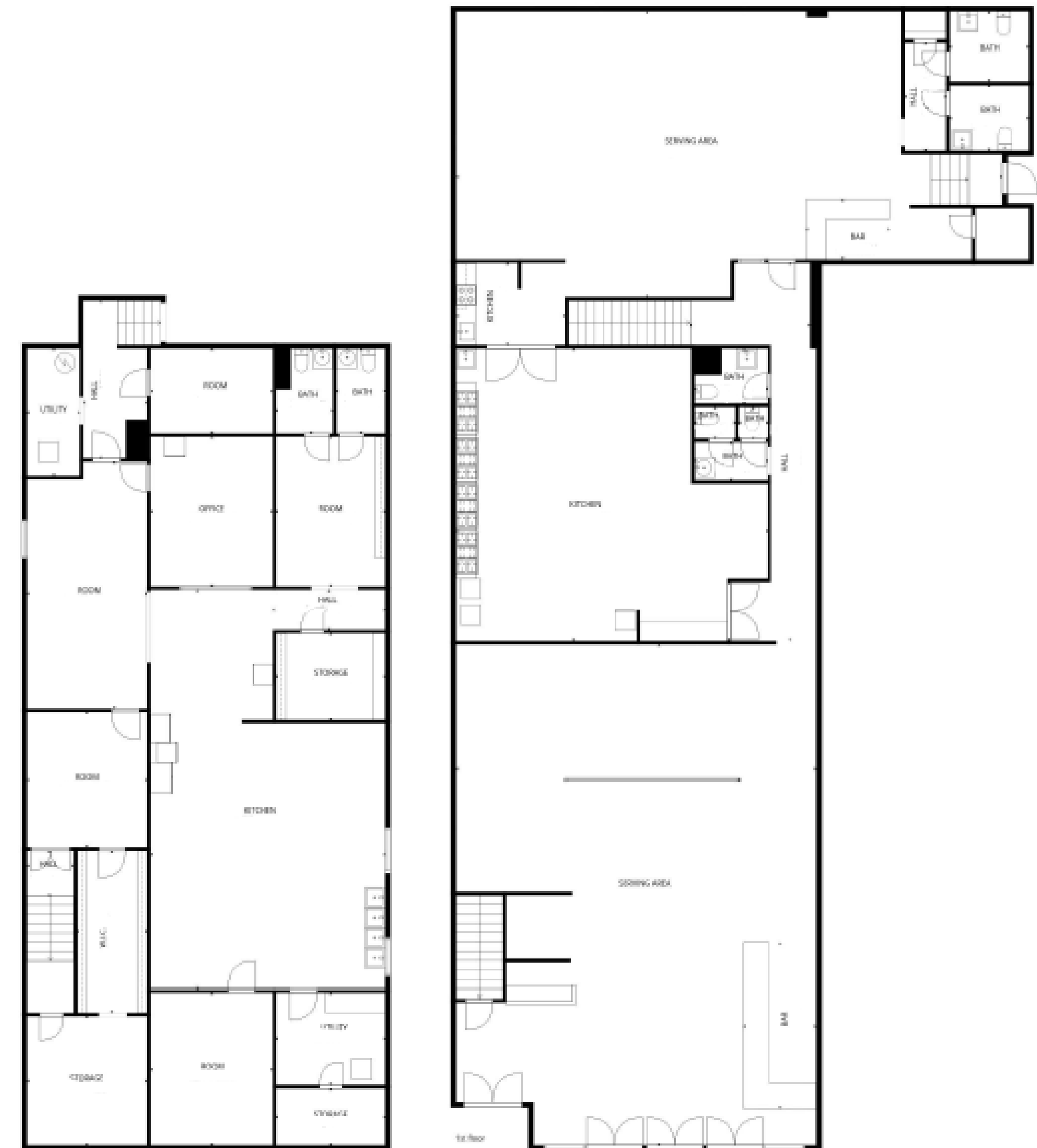
ZONING: C2 - Commercial district
predominantly residential in
character

SPECIAL DISTRICT: Downtown Overlay District - Zone
2 (DO-2) is part of a 279-acre
Downtown Overlay Zone (DOZ)
designed to accelerate economic
development through mixed-use,
high-density, and transit-oriented
projects

VACANCY RATE: 0%

YEAR BUILT AND STORIES: 1932 /1

APPROX. BUILDABLE SF: 20,923



Basement 1



FOR FURTHER INFORMATION & INSPECTION, PLEASE CONTACT:

The Capo Team at
 Douglas Elliman

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