



EXCLUSIVE OFFERING • INVESTMENT OPPORTUNITY

345 NORTH 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 green trees in the foreground.

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



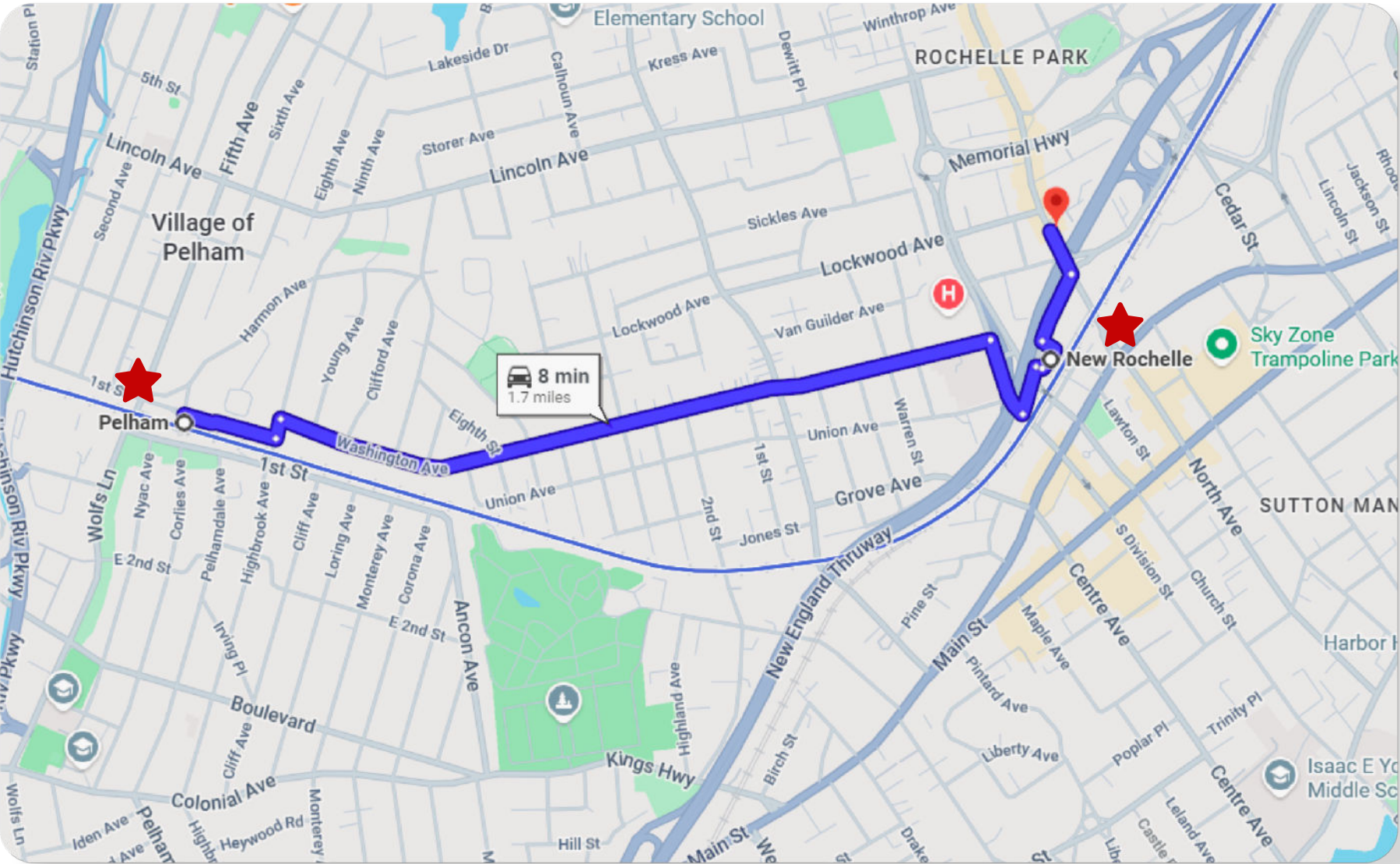
Situated in the heart of Downtown New Rochelle, 345 North Avenue offers both income potential and long-term development opportunity. With one current vacancy and Downtown Business zoning, the property is well suited to investors looking to capitalize on the area's continued growth and revitalization.

FINANCIALS	AMOUNT
Rent Roll (Annual)	\$180,000.00
Current Taxes	\$40,000.00 / yr
Insurance	\$8,000.00
Water	\$6,000.00
Vacancy	1 store vacant

FIELD	RECORD
School District	New Rochelle
SBL	0.3-802-0.11
Property Class	One Story Small Structure — Multi Occupant (485)
Zoning	Downtown Business (DB) / C-2
Acreage	0.17 Acres (7,405.2 SF)
Dimensions	80 ft × 92 ft
Building SF	5,264 SF
Gross Leasable Area	4,500 SF
Stories / Class	1 / Class C
Construction	Masonry
Year Built	1926
FAR	0.61

345 NORTH AVENUE • NEW ROCHELLE, NY 10801

LOCATION & TRANSIT ACCESS



345 NORTH AVENUE, NEW ROCHELLE, NY 10801

- New Rochelle Station — Metro-North 0.3 mi
- Pelham Station — Metro-North 1.9 mi
- LaGuardia Airport 26 min (15.1 mi)
- Westchester County Airport 24 min (15.7 mi)
- JFK International 33 min (22.6 mi)



NEIGHBORHOOD HIGHLIGHTS

- Steps from the Metro-North platform — 0.3 miles
- Downtown Business (DB/C-2) zoning
- One vacant store — leasing or redevelopment upside
- Central downtown location with continued revitalization

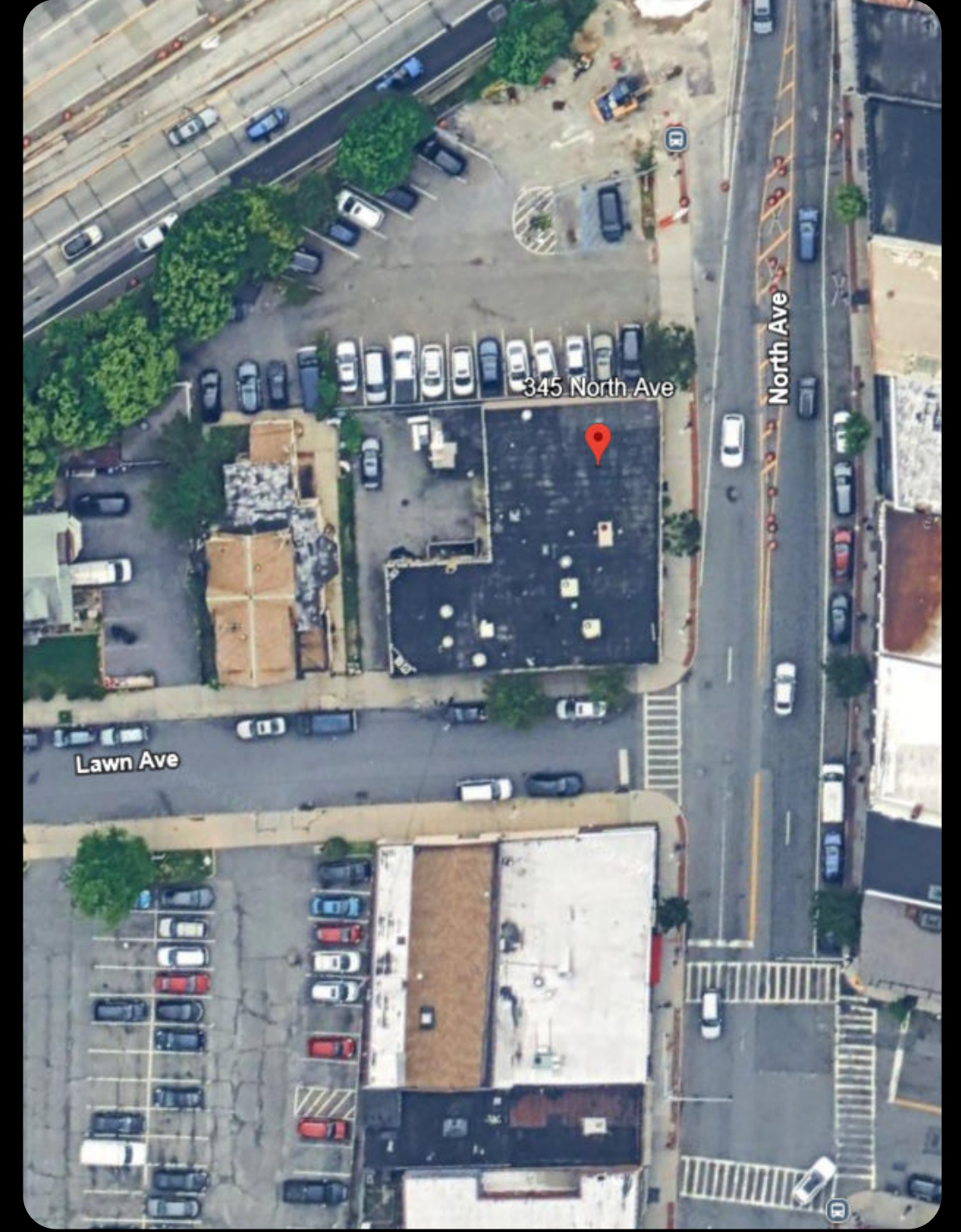
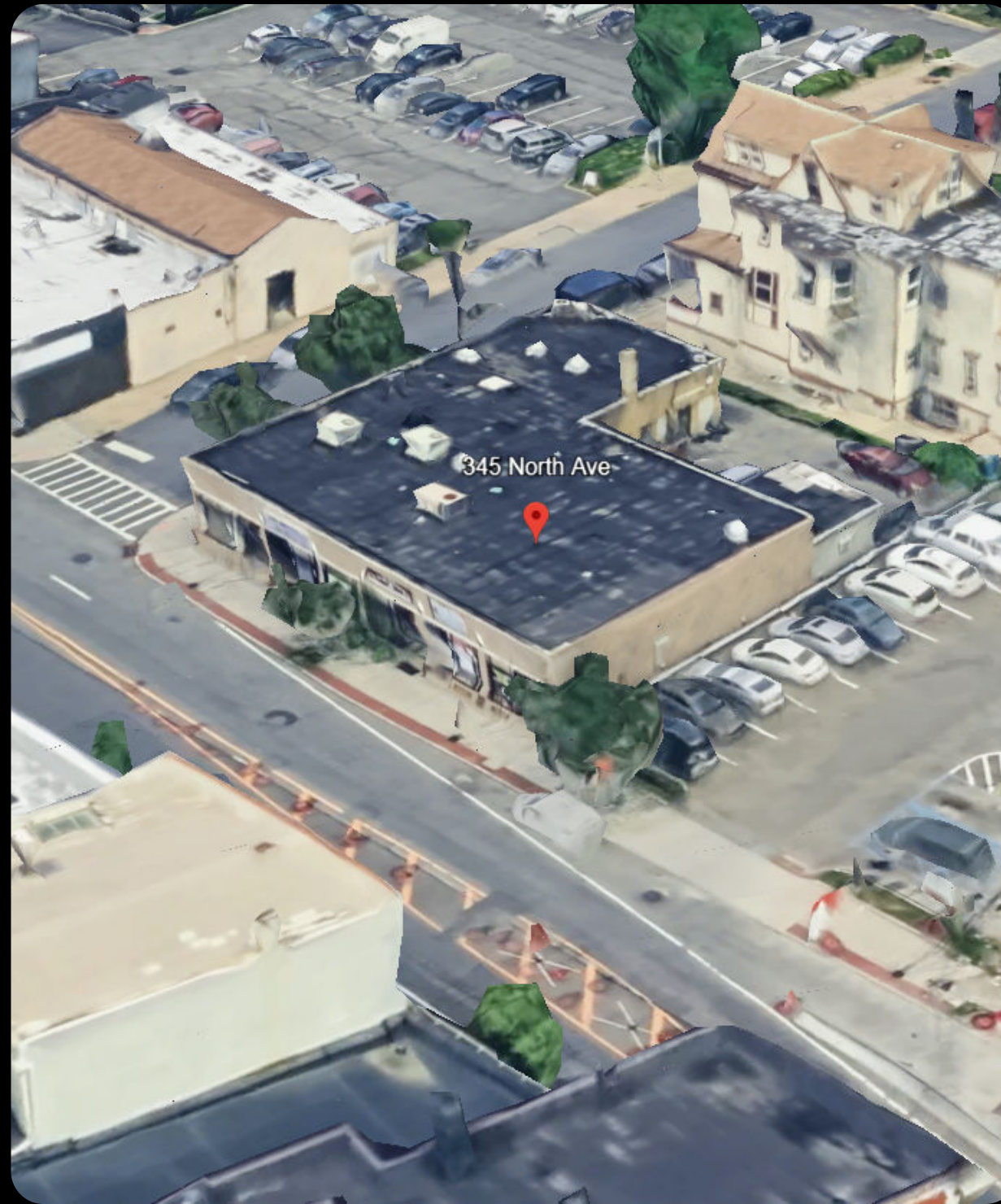
PHOTOS

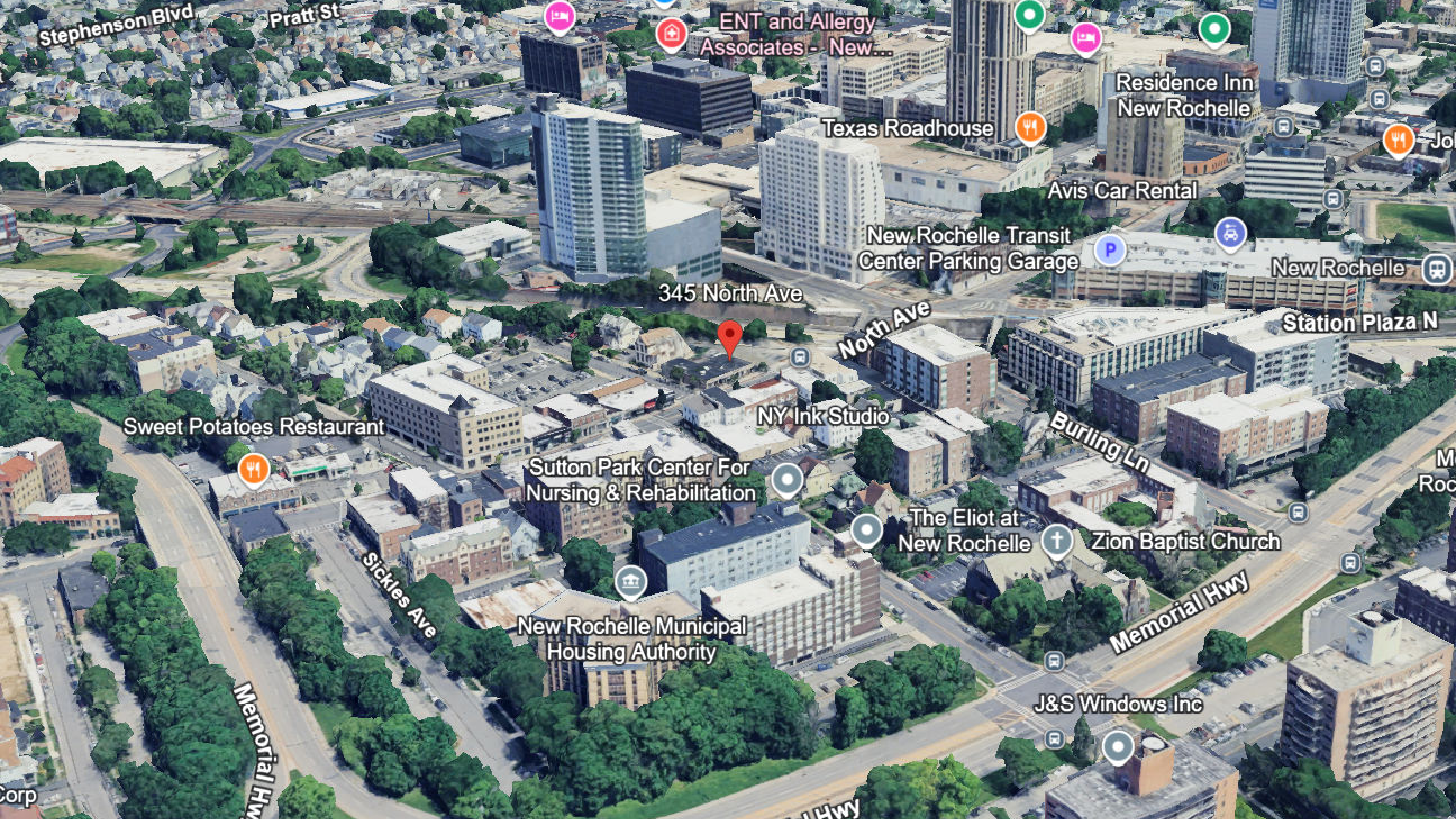
PROPERTY PHOTOS



PHOTOS

AERIAL VIEW





Stephenson Blvd

Pratt St

ENT and Allergy Associates - New...

Residence Inn New Rochelle

Texas Roadhouse

Avis Car Rental

New Rochelle Transit Center Parking Garage

New Rochelle

Station Plaza N

345 North Ave

North Ave

NY Ink Studio

Burling Ln

Sweet Potatoes Restaurant

Sutton Park Center For Nursing & Rehabilitation

The Eliot at New Rochelle

Zion Baptist Church

Sickles Ave

New Rochelle Municipal Housing Authority

Memorial Hwy

J&S Windows Inc

Memorial Hwy

Hwy



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

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