



OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

127-131 HIGHLAND AVE, YONKERS, NY 10705

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EXCLUSIVELY LISTED BY

REAL ESTATE AGENT  
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LIC. NO.10401378143

BROKER  
WINZONE REALTY

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# 01

## INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



# THE OFFERING

## 127–131 Highland Avenue – Fully Renovated Free-Market 8-Unit with Bonus Land

This all-brick, turnkey property is a rare investment opportunity offering 7 apartments plus a retail store – all fully renovated and stabilized with long-term tenants in place. Each unit features separate boilers and utilities, meaning tenants cover their own expenses while the landlord is only responsible for water.

Although the building presents as a single structure, it is legally configured as three separate properties (a two-family, a three-family, and a mixed-use two-family with store) – each with its own deed and tax lot.

Adding further value, the sale includes a bonus parcel of land at 114 Stanley Avenue, currently used by tenants as a private outdoor space. This parcel offers future development potential or continued use as a yard.

Property	127-131 Highland Ave, Yonkers, NY 10705
SQUARE FEET	6,812
LOT SIZE	6,970
ASKING PRICE	\$2,750,000
PRICE PER UNIT	\$343,750
CAP RATE	7.22%



# PROPERTY SUMMARY

127–131 Highland Avenue is a rare chance to own a fully renovated, free-market cash-flow machine in one of Yonkers' fastest-growing investment corridors. Behind its striking all-brick façade are 7 high-quality apartments and a street-level retail store, all recently upgraded and stabilized with loyal, long-term tenants.

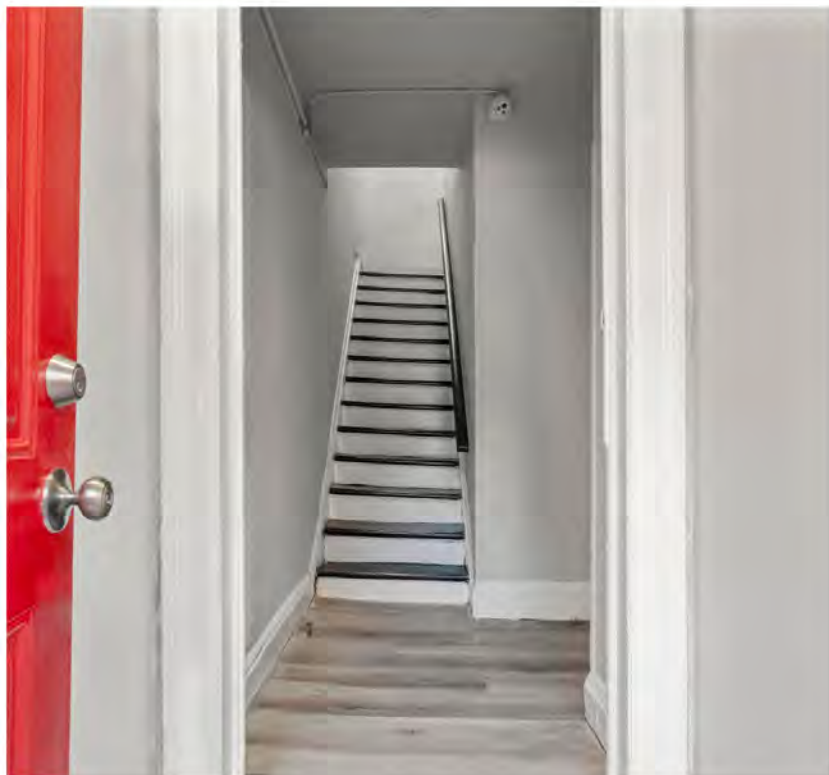
Every unit is equipped with separate boilers and utilities, so residents cover their own heat and electric while the landlord enjoys low overhead and predictable income—water is the only owner expense.

Though the building presents as one seamless structure, it carries three separate deeds and tax lots (a two-family, a three-family, and a mixed-use two-family with retail). This flexible legal setup offers multiple financing or resale strategies, giving investors powerful exit options.

Adding an extra layer of upside, the sale includes a bonus parcel at 114 Stanley Avenue—currently enjoyed by tenants as a private outdoor retreat, but primed for future development or value-add amenities.

## HIGHLIGHTS

- Turn-Key Asset
- Stable Income from day 1
- Renovated Units
- Tenants Pay own Utilities
- Strong Location
- Bonus Land
- Free Market Advantage



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## PROPERTY PHOTOS

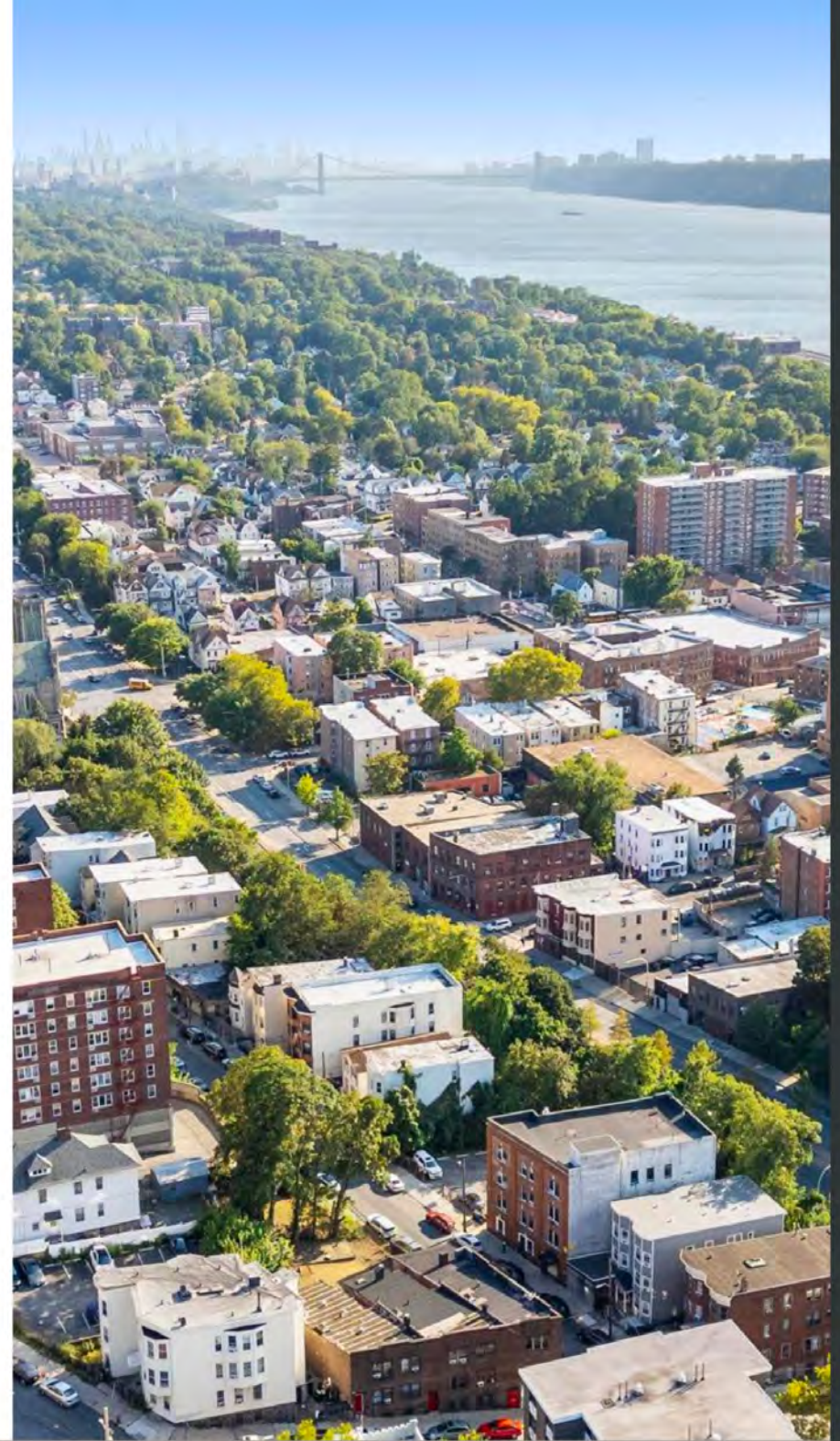






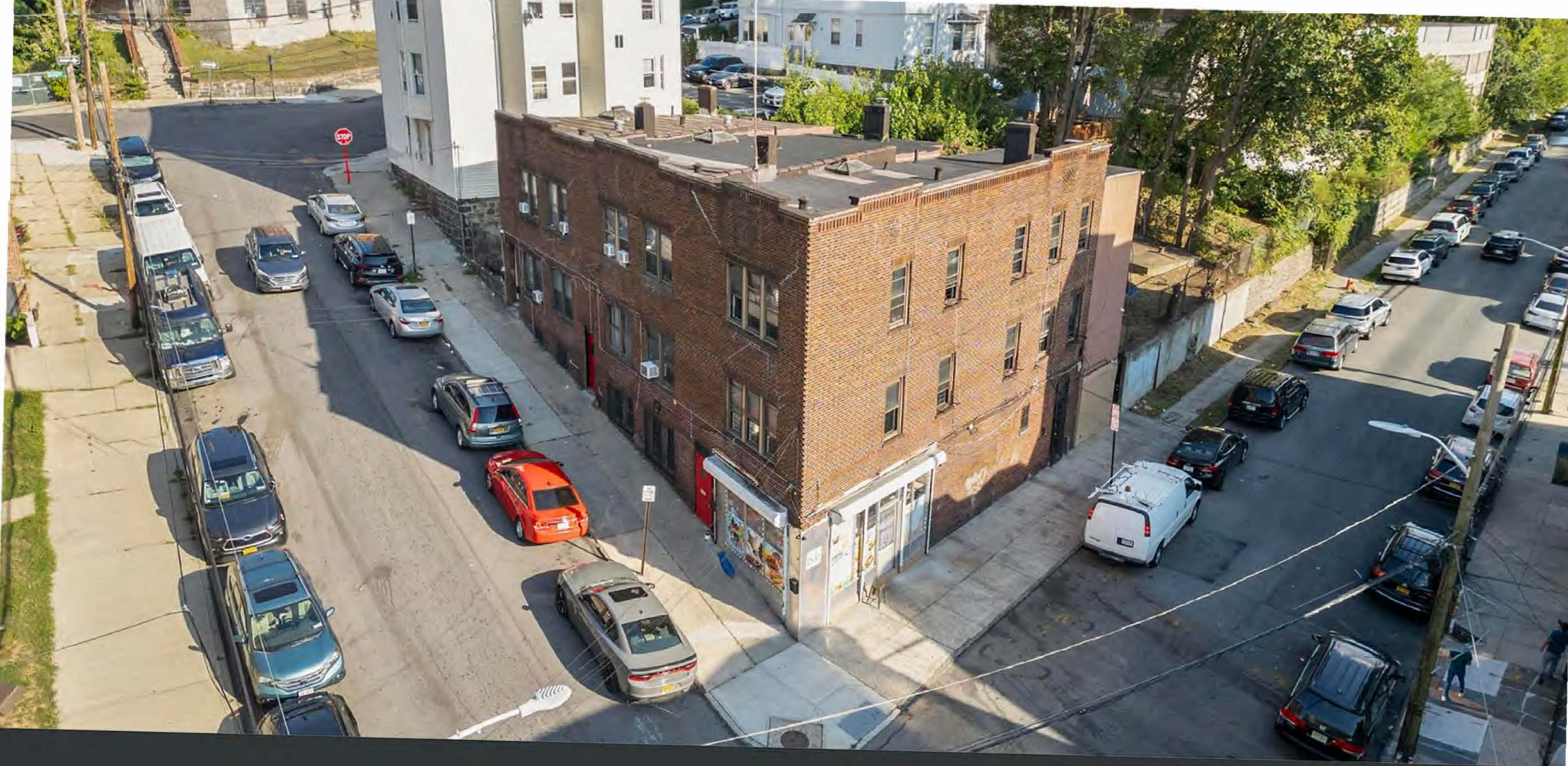
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## AERIALS & MAPS



# AERIAL





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