



HOULIHAN LAWRENCE
COMMERCIAL

22 N 3rd Ave

Exclusively Represented By:

Mike Rackenberg

Associate Broker

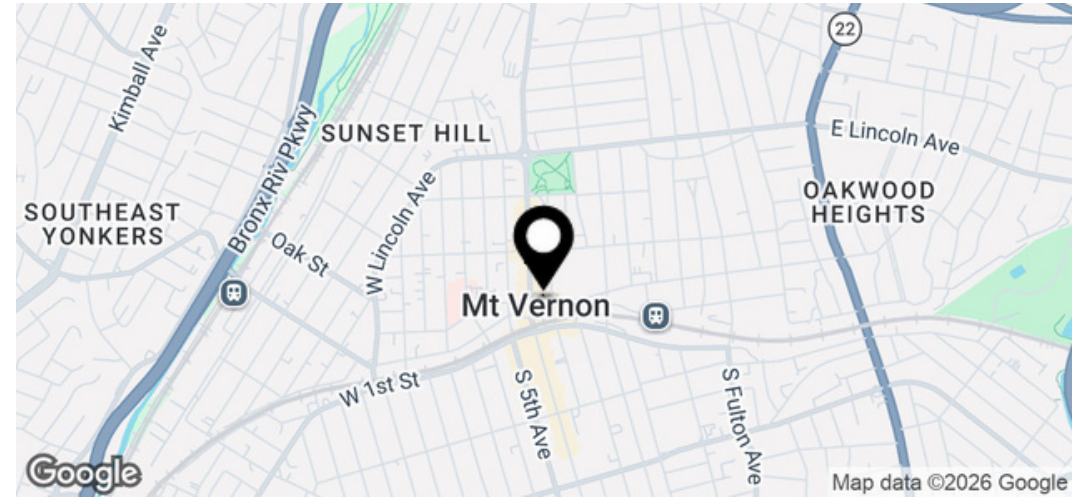
973 609 2105

mrackenberg@houlihanlawrence.com

OFFERING MEMORANDUM

Executive Summary

FOR SALE



Offering Summary

Price	\$2,600,000
Price / GSF	\$260.00
GSF	+/- 10,000 SF
Zoning	NB
Ceiling Height	14 FT
Loading	2 Drive-In Doors
Property Type	Industrial / Warehouse / Flex (Former Bakery)
Real Estate Taxes	\$37,884.06

Property Overview

Houlihan Lawrence Commercial is pleased to present 22 N Third Avenue. The subject property presents a unique opportunity to acquire a $\pm 10,000$ square foot industrial property in the heart of Mount Vernon. Offered at \$2,600,000, the asset is well-suited for owner-users, investors, or developers seeking a flexible property with both immediate usability and long-term upside.

In addition to its current industrial utility, the property offers a compelling redevelopment opportunity, with the potential to accommodate a ± 60 -unit residential development (subject to zoning and approvals). The property directly abuts a municipal parking garage, providing a significant advantage for both current use and future development scenarios.

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Property Details & Highlights

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Development Opportunity The site presents a compelling opportunity for residential redevelopment, with the potential to support approximately 60 units, subject to zoning, approvals, and architectural planning.

A key differentiator is the property's direct adjacency to a municipal parking garage, which may:

- Reduce or supplement on-site parking requirements (subject to municipal approval)
- Enhance overall development feasibility
- Lower construction costs associated with parking
- Improve tenant appeal and lease-up velocity

Additionally, the existing 14' ceiling heights may provide flexibility in redevelopment design, including potential for creative layouts or partial structural reuse (subject to engineering and zoning considerations).



- Dual-path investment opportunity: owner-user, investor, or redevelopment play
- Potential for ±60 residential units (subject to approvals)
- 14' ceiling heights — ideal for warehouse, storage, or light manufacturing
- 2 drive-in doors supporting flexible loading and operational flow
- 800 amps power
- High pressure gas
- Direct adjacency to municipal parking garage — rare and highly valuable amenity
- Attractive basis at \$260/SF
- Former bakery facility with adaptable infrastructure
- Strong infill location in Westchester County
- Excellent access to major highways and NYC

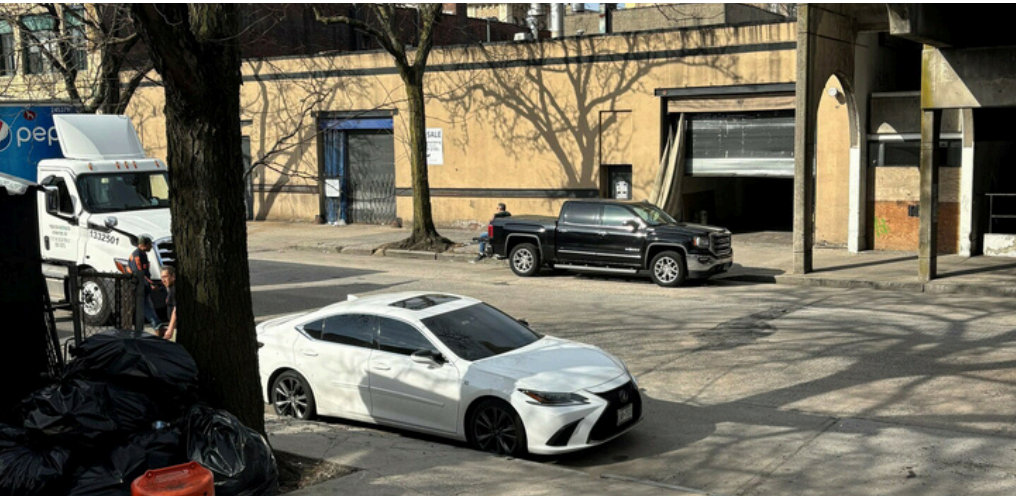
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Additional Photos

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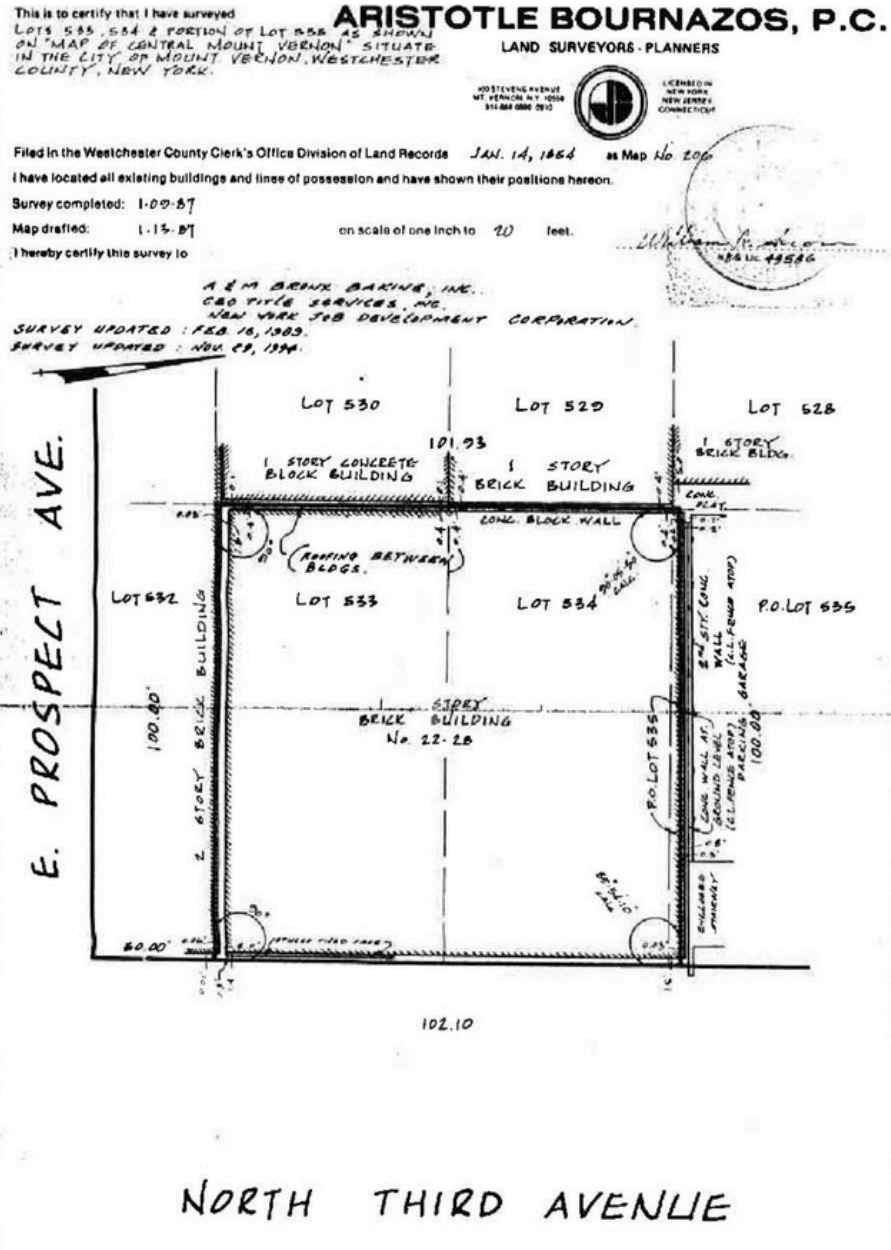


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Survey



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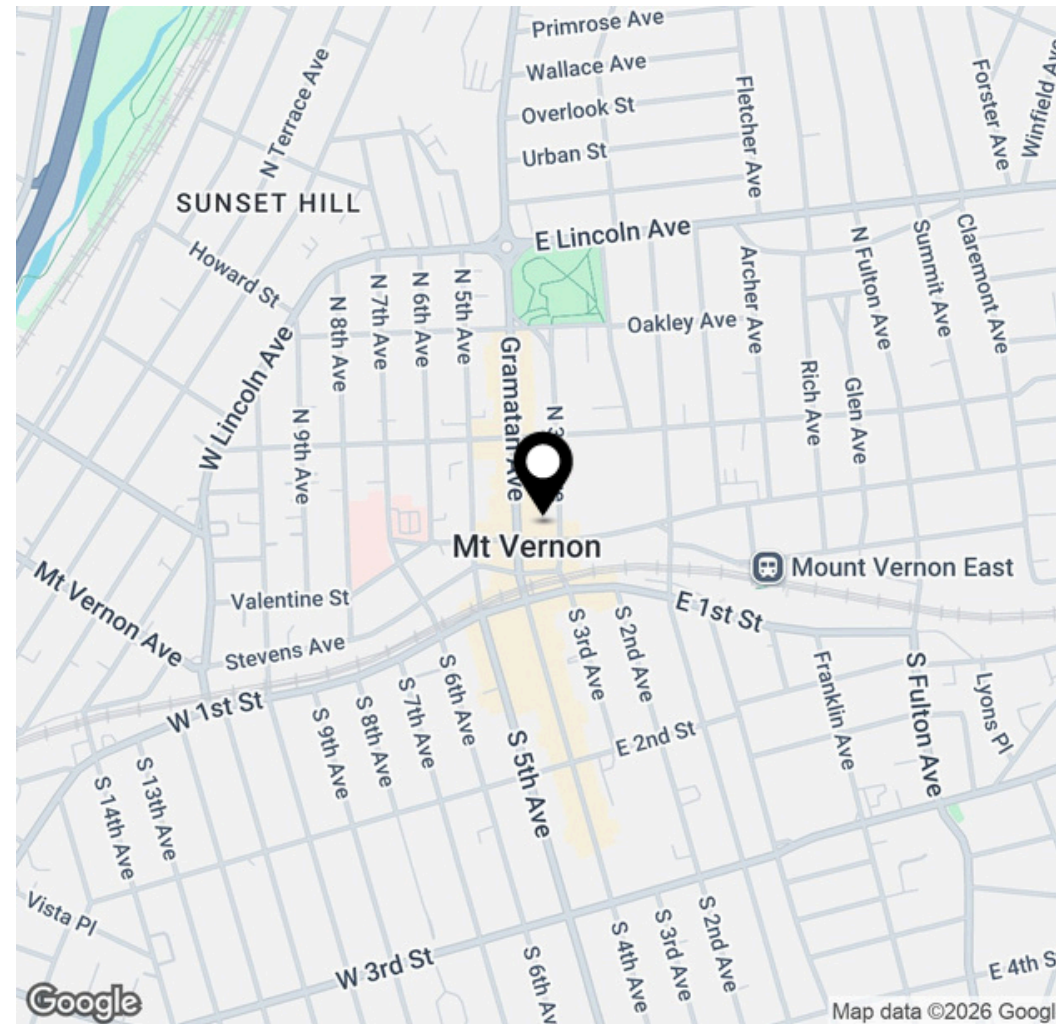
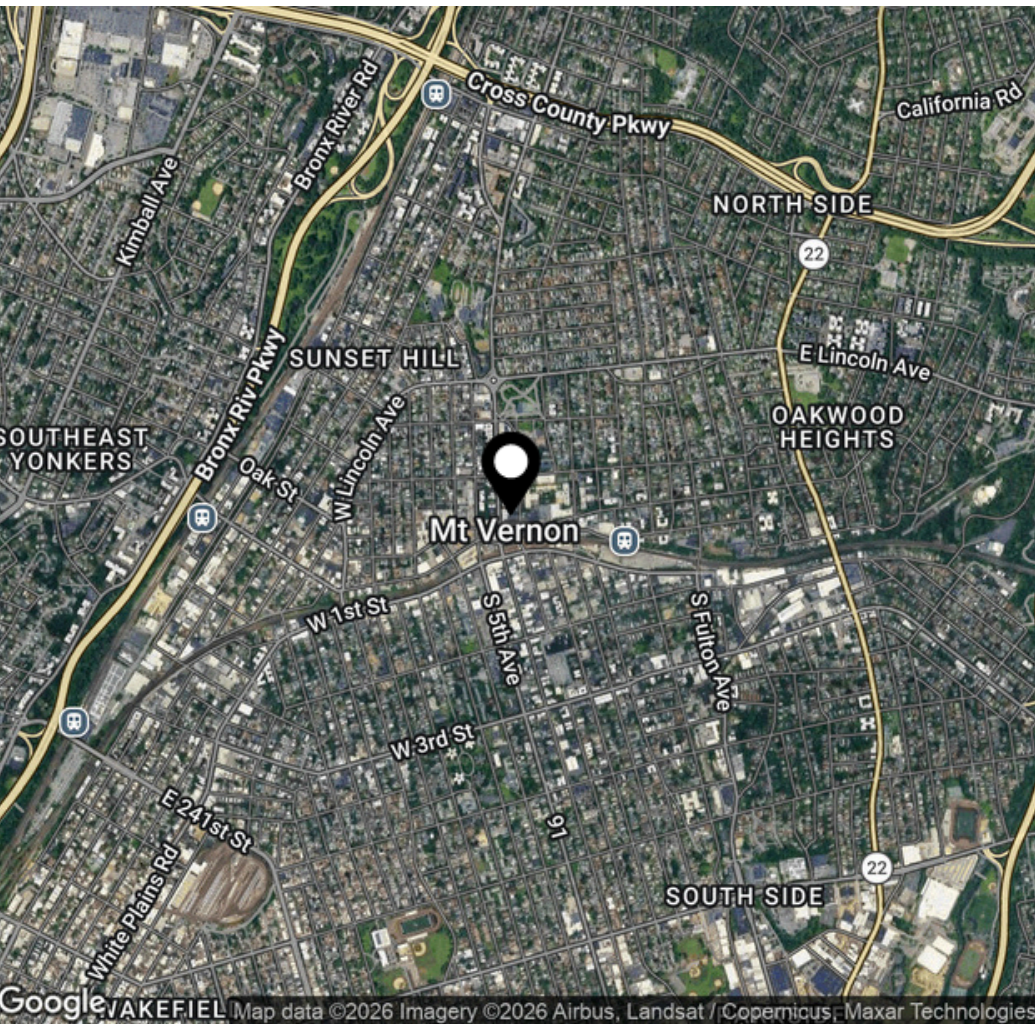
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Maps

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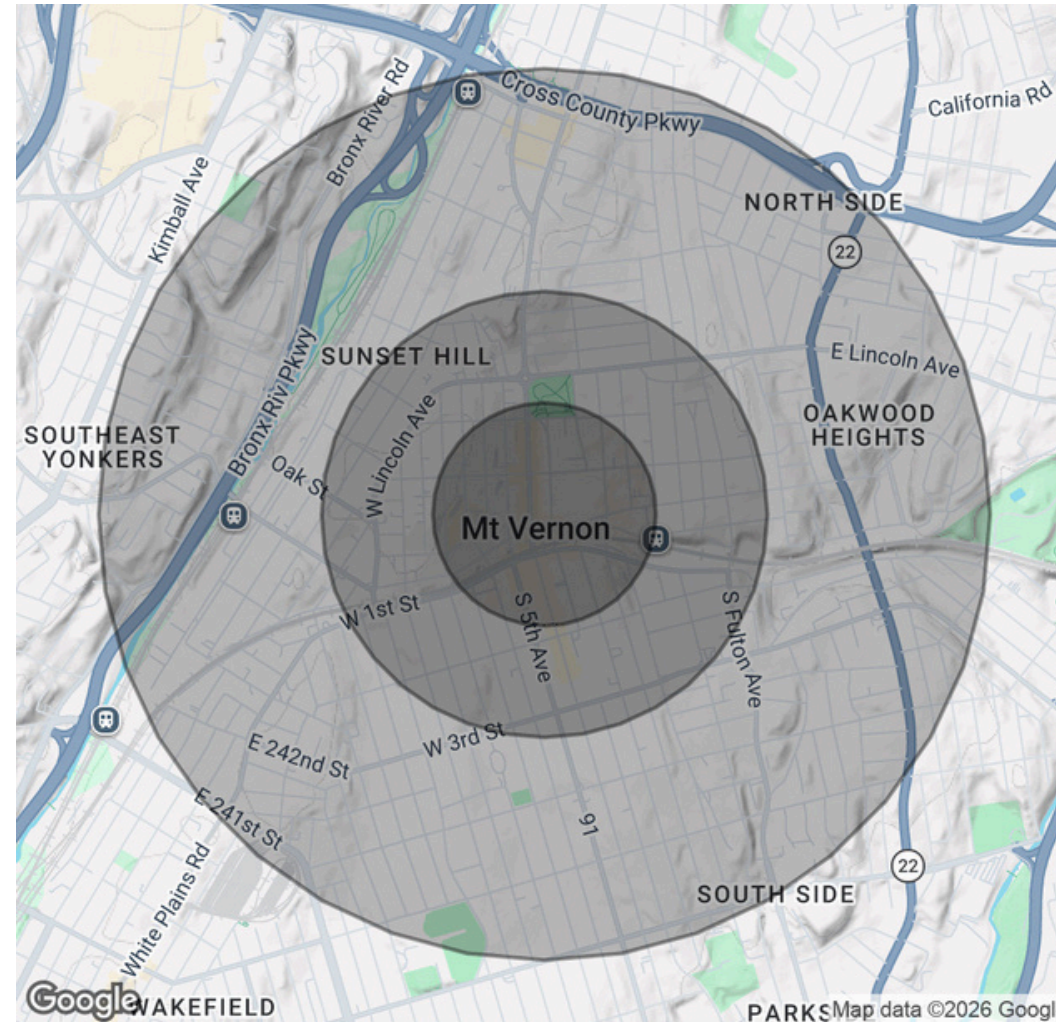
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,419	20,957	69,682
Average Age	39.2	41	42
Average Age (Male)	36.5	40.2	41.2
Average Age (Female)	43.9	43	43.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,848	8,825	28,572
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$77,645	\$79,231	\$91,489
Average House Value	\$74,428	\$240,867	\$369,782

2023 American Community Survey ACS



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