



**566 E BOSTON POST RD
MAMARONECK, NY
WITH PARKING FOR 23 CARS
FOR SALE
FOR LEASE**

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2 DIVISION ST,
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566 E BOSTON POST ROAD

SUMMARY

Etage Real Estate is pleased to present a unique opportunity to purchase this distinguished landmark commercial building on the high-trafficked E Boston Post Road at the intersection of high-income Rye and Mamaroneck.

566 E Boston Post Road is a corner building with access from three streets. The property benefits from having 277 FT combined frontage consisting of 78' on Beach Ave, 59' on Tomkins Ave, and 140' feet of frontage on E Boston Post Road. With vehicular traffic of approximately 17,000 cars daily, this property offers occupiers tremendous visibility.

Accessible from I-95 (5 min drive) and a 12-minute walking distance from Mamaroneck Metro-North station with accessibility to Manhattan's Grand Central and soon Penn Station, this exceptional location benefits from a 235,000 population in a 5-mile radius with an average household income of \$244,900 within 3 miles.

OFFERING PRICE
\$4,200,000

LEASE PRICE
(~\$25 per sf)

COUNTY
Westchester

YEAR BUILT
1930

FRONTAGE
146.00 Ft

BUILDING SF
25,100SF

PARCEL ID
554803 154.51-1-41

LOT SIZE
14,714 SF

LOT SIZE (ACRES)
0.34

BUILDING CLASS
B



566 E BOSTON POST ROAD

SUMMARY

Built with concrete and steel in 1930 as a suburban location of a Fifth Avenue-based department store, this property could be a great candidate for a vast range of uses including and not limited to multi-tenant retail, a department store, medical offices, an ambulatory surgery center, a school, or educational uses.

In addition to ample street parking, the property has a 23-car parking lot accessible from E Boston Post Road and Tomkins ave.

This building has been constantly maintained and upgraded, and many historic elements remain. With a large elevator, modern HVAC systems, and two means of egress from each floor, this property requires virtually no investment.

Neighboring tenants include UPS Store, CityMD, CVS, Wells Fargo, Dunkin Donuts, Citi Bank, Chase Bank, TD Bank, French - American School, and multiple religious facilities.



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566 E BOSTON POST ROAD

INVESTMENT HIGHLIGHTS

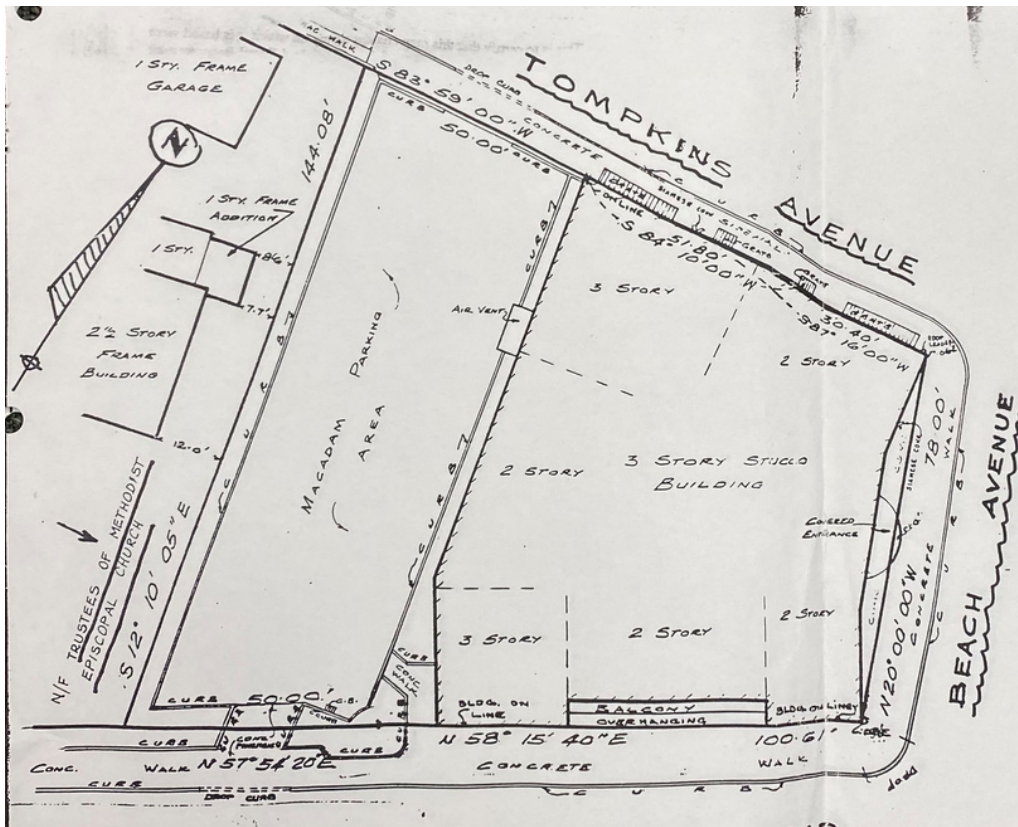
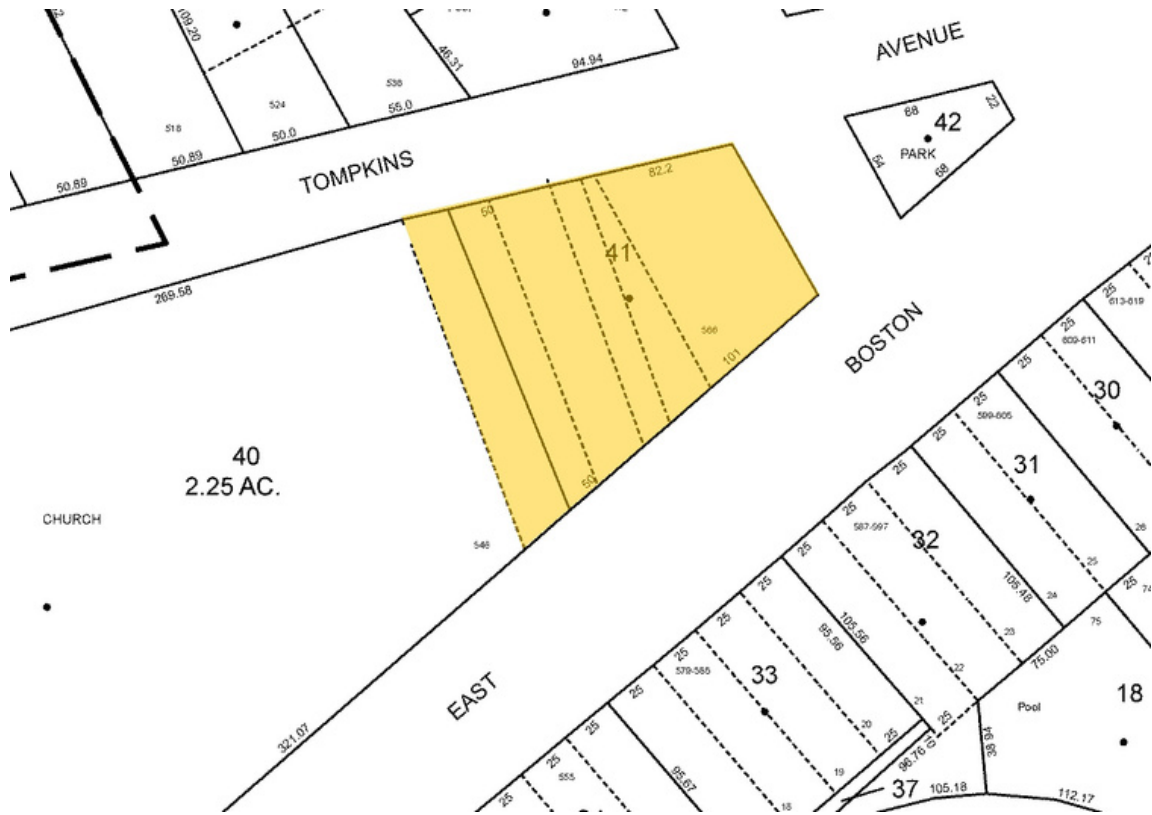
- Well-maintained, owner-occupied property can be delivered vacant
- On-site parking for 23 cars
- Open floor layout, elevator, open space on the walk-out flat roof
- **10,424 s.f. First & Second floors. 4,252 s.f. Third Floor**
- Full Basement with 10 FT ceilings
- Private elevator
- Two means of egress
- A lot of upgrades, new HVAC, upgraded electric
- Zoned C1- General Commercial
- Minimum column width 27'

NEIGHBORING TENANTS



566 E BOSTON POST ROAD

TAX MAP AND SURVEY



Possession only where indicated.
 This is to certify that the survey was made in accordance with the "Minimum Standards Urban Surveys" for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Survey as defined therein.

GABRIEL E. SENOR, P.E., L.S. # 29257

- Copies of the survey map not bearing the land surveyor's embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senior, P.C. 1999. ALL RIGHTS RESERVED.
- Certifications indicated are limited only to the person for whom this survey was prepared and on his behalf to the title company, governmental agency and lending institution for the policy numbers listed hereon. These certifications are not transferable.
- ALTA/ACSM requires that a title report be provided. A copy of the deed was not provided. A copy of the title report was not provided.
- Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed.
- Unauthorized alteration or additions survey map is a violation of section 7209 sub-section 2, of the New York State Education Law.
- CERTIFIED TO: BRIGGS HOUSE ANTIQUES, INC., FIRST UNION NATIONAL BANK AND L&H ABSTRACT, A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK, FOR TITLE No 231-W-06392 ONL.

SURVEY OF
566 EAST BOSTON POST ROAD
 FRONTING EAST BOSTON POST ROAD, BEACH AVENUE
 AND TOMPKINS AVENUE
 A.K.A. TAX LOTS 11 AND 108, BLOCK 59, SECTION 4, AS SHOWN ON
 OFFICIAL TAX MAP OF TOWN OF RYE

LOCATED IN
VILLAGE OF MAMARONECK
TOWN OF RYE
 WESTCHESTER COUNTY, NEW YORK

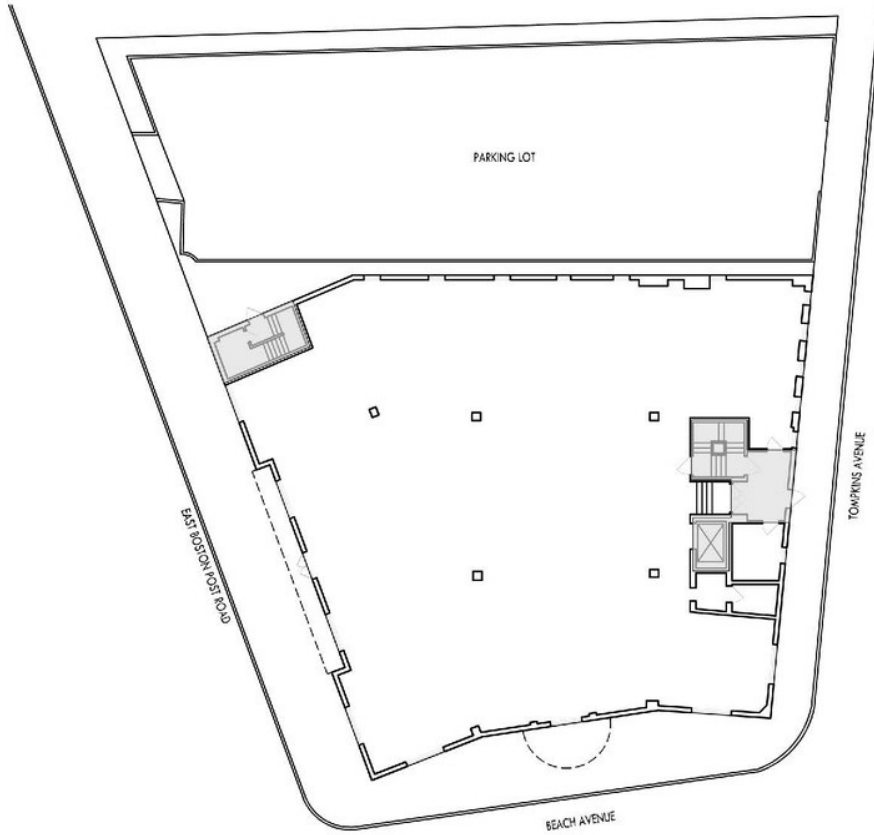
Scale: 1" = 20'

DATE: JUNE 18

GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER • LAND SURVEYORS
 80 EAST HARTSDALE AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009

566 E BOSTON POST ROAD

FLOOR PLANS



FIRST FLOOR | 10,424 SF GROSS

M:\SHARES\PROJECTS\HALPER CLIENTS\21536 OS AMERICAN CAPITAL\536 X PLANS.DWG 10/25/21 12:36 PM X111 SD

HALPER ARCHITECTS LLC
225 Mill Street, Greenwich, Connecticut 06830
Telephone: 203.531.5341 Facsimile: 203.531.5481

566 EAST BOSTON POST ROAD
MAMARONECK, NEW YORK

FLOOR AREA PLANS Scale: 1/32"=1'-0" **X110**
Job #536

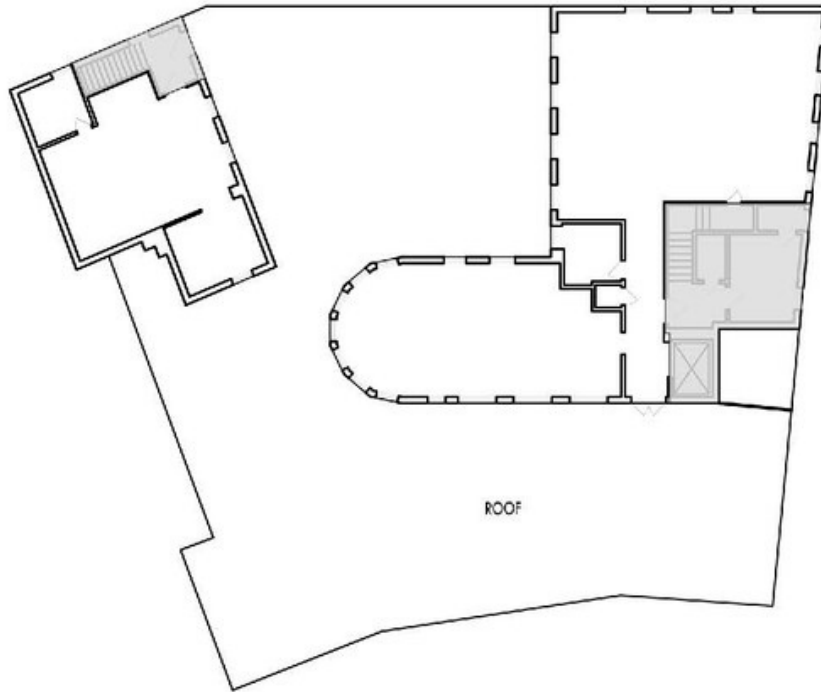
MATTERPORT 1

MATTERPORT 2

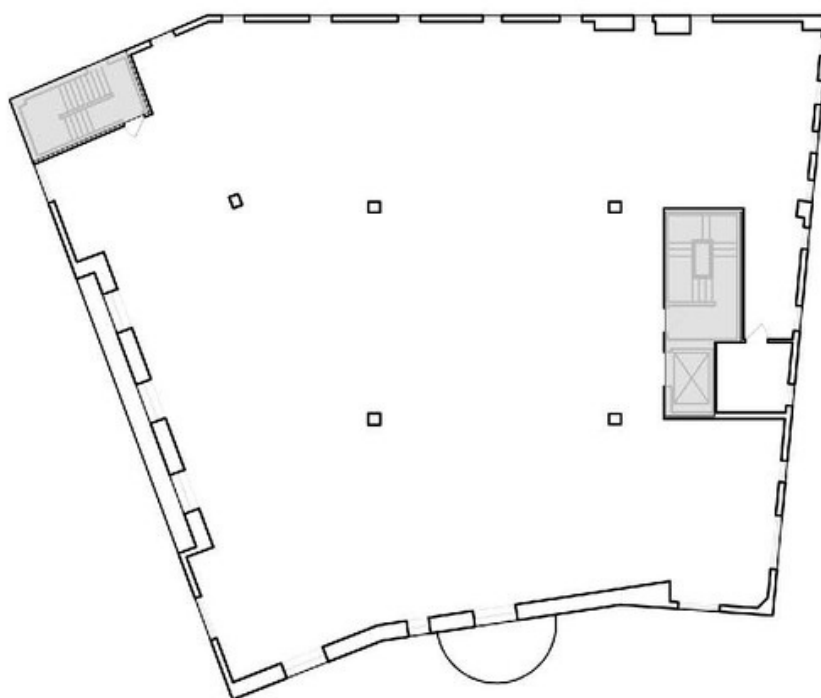
MATTERPORT 3

566 E BOSTON POST ROAD

FLOOR PLANS



THIRD FLOOR | 4,252 SF GROSS

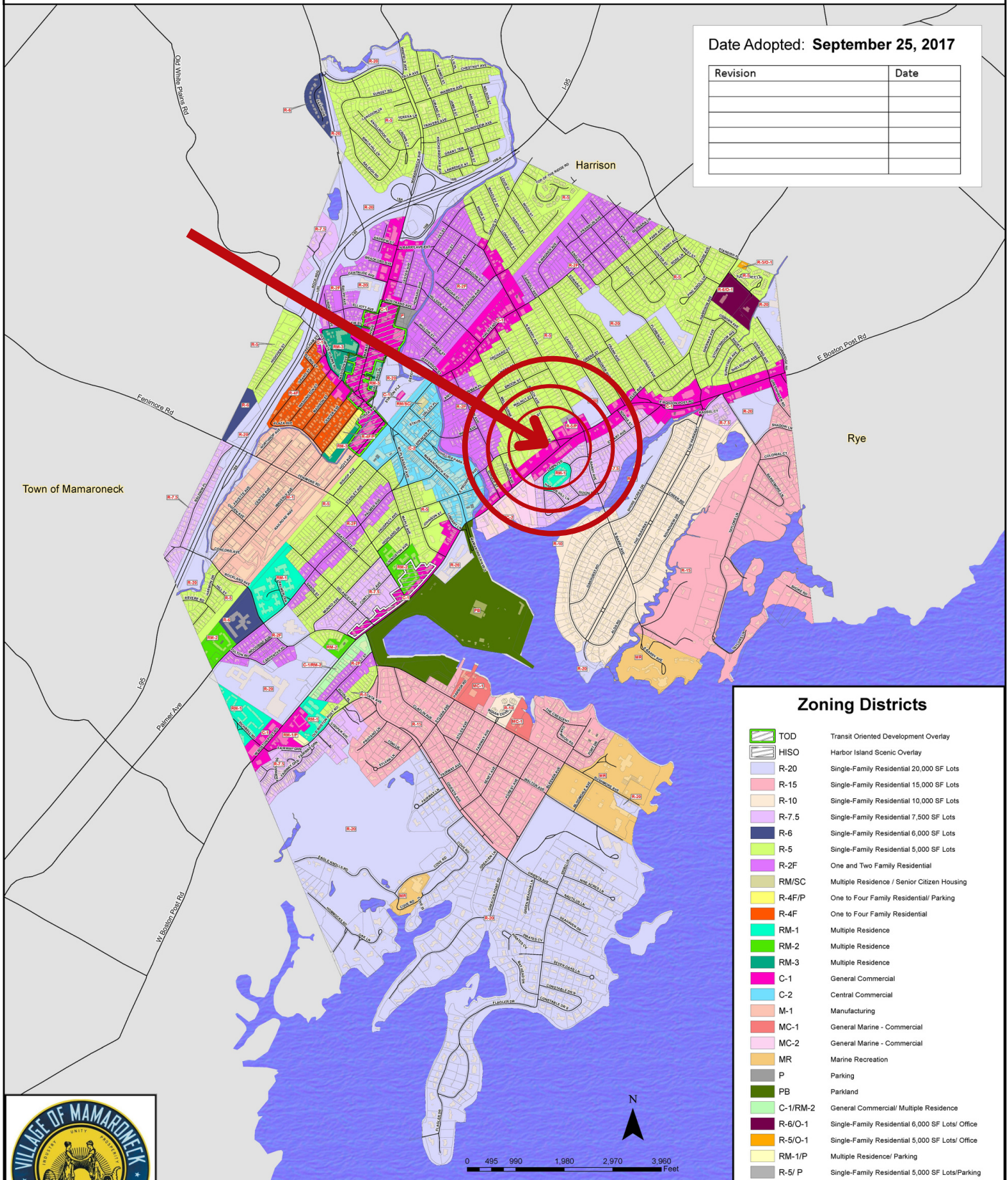


SECOND FLOOR | 10,424 SF GROSS

566 E BOSTON POST ROAD

DEMOGRAPHICS & ZONING

Village of Mamaroneck, New York

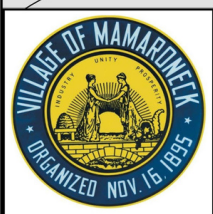


Date Adopted: **September 25, 2017**

Revision	Date

Zoning Districts

	TOD	Transit Oriented Development Overlay
	HISO	Harbor Island Scenic Overlay
	R-20	Single-Family Residential 20,000 SF Lots
	R-15	Single-Family Residential 15,000 SF Lots
	R-10	Single-Family Residential 10,000 SF Lots
	R-7,5	Single-Family Residential 7,500 SF Lots
	R-6	Single-Family Residential 6,000 SF Lots
	R-5	Single-Family Residential 5,000 SF Lots
	R-2F	One and Two Family Residential
	RM/SC	Multiple Residence / Senior Citizen Housing
	R-4F/P	One to Four Family Residential/ Parking
	R-4F	One to Four Family Residential
	RM-1	Multiple Residence
	RM-2	Multiple Residence
	RM-3	Multiple Residence
	C-1	General Commercial
	C-2	Central Commercial
	M-1	Manufacturing
	MC-1	General Marine - Commercial
	MC-2	General Marine - Commercial
	MR	Marine Recreation
	P	Parking
	PB	Parkland
	C-1/RM-2	General Commercial/ Multiple Residence
	R-6/O-1	Single-Family Residential 6,000 SF Lots/ Office
	R-5/O-1	Single-Family Residential 5,000 SF Lots/ Office
	RM-1/P	Multiple Residence/ Parking
	R-5/ P	Single-Family Residential 5,000 SF Lots/Parking



Official Zoning Map

Map prepared by
 Greg Cutler,
 Village Planner

566 E BOSTON POST ROAD

DEMOGRAPHICS & ZONING

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,278	71,087	214,378
2010 Population	17,744	71,980	222,066
2022 Population	18,701	77,418	235,312
2027 Population	18,370	76,749	236,214
2022-2027 Growth Rate	-0.36 %	-0.17 %	0.08 %
2022 Daytime Population	17,663	75,220	231,048
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	356	1,050	4,712
\$15000-24999	210	557	2,501
\$25000-34999	304	868	3,433
\$35000-49999	522	1,243	5,244
\$50000-74999	617	2,211	8,003
\$75000-99999	772	2,307	7,575
\$100000-149999	1,271	4,149	13,632
\$150000-199999	766	2,722	8,268
\$200000 or greater	2,053	12,274	29,577
Median HH Income	\$ 120,923	\$ 170,964	\$ 132,953
Average HH Income	\$ 176,848	\$ 244,830	\$ 207,762
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,568	26,239	77,747
2010 Total Households	6,586	26,289	79,370
2022 Total Households	6,871	27,381	82,945
2027 Total Households	6,726	27,134	83,405
2022 Average Household Size	2.7	2.8	2.78
2022 Owner Occupied Housing	3,761	19,186	52,609
2027 Owner Occupied Housing	3,786	19,149	52,351
2022 Renter Occupied Housing	3,110	8,195	30,336
2027 Renter Occupied Housing	2,940	7,985	31,053
2022 Vacant Housing	304	1,595	5,089
2022 Total Housing	7,175	28,976	88,034









DISCLAIMER STATEMENT

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The recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees not to disseminate or duplicate any part of this memorandum.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT ETAGE REAL ESTATE FOR MORE DETAILS.**

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