

Yonkers | New York  
483 Van Cortlandt Park Ave  
**Prime Corner Retail Space**



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

PRICE: **\$1,225/MONTHLY**





## **Key Features**

- **A prime corner retail space of approx. 375 sqft, located at the intersection of Van Cortlandt Park Ave and Lawrence Street in Yonkers.**
- **Exceptional visibility - being a corner unit ensures strong signage / window frontage and exposure to both pedestrian and vehicular traffic**
- **Convenient, walkable location: the space is just a few blocks from schools, parks, making it well positioned to attract families, students and local professionals**
- **Situated in a mixed-use neighborhood (residential homes + small businesses) with a friendly community feel.**
- **Flexible layout**





## **Location Overview**

- Homes along Van Cortlandt Park Ave in the 10705 zip code show average valuations around \$770,000 for residential properties, suggesting a stable and affluent residential base.
- The walkability factor is strong: this area offers a blend of residential, local retail and services, which supports boutique/business-to-consumer exposure.
- Proximity to schools and parks.





## Potential Use

- A high end boutique apparel or accessories store.
- Specialty gift shop, artisan goods, or home decor boutique
- A service oriented concept. aesthetic studio, wellness/therapy.
- A student friendly/family friendly retail cconcept
- Pop up or seasonal concept (holiday gifts, local maker space) that wants a visible affordable footprint.



# Property Overview

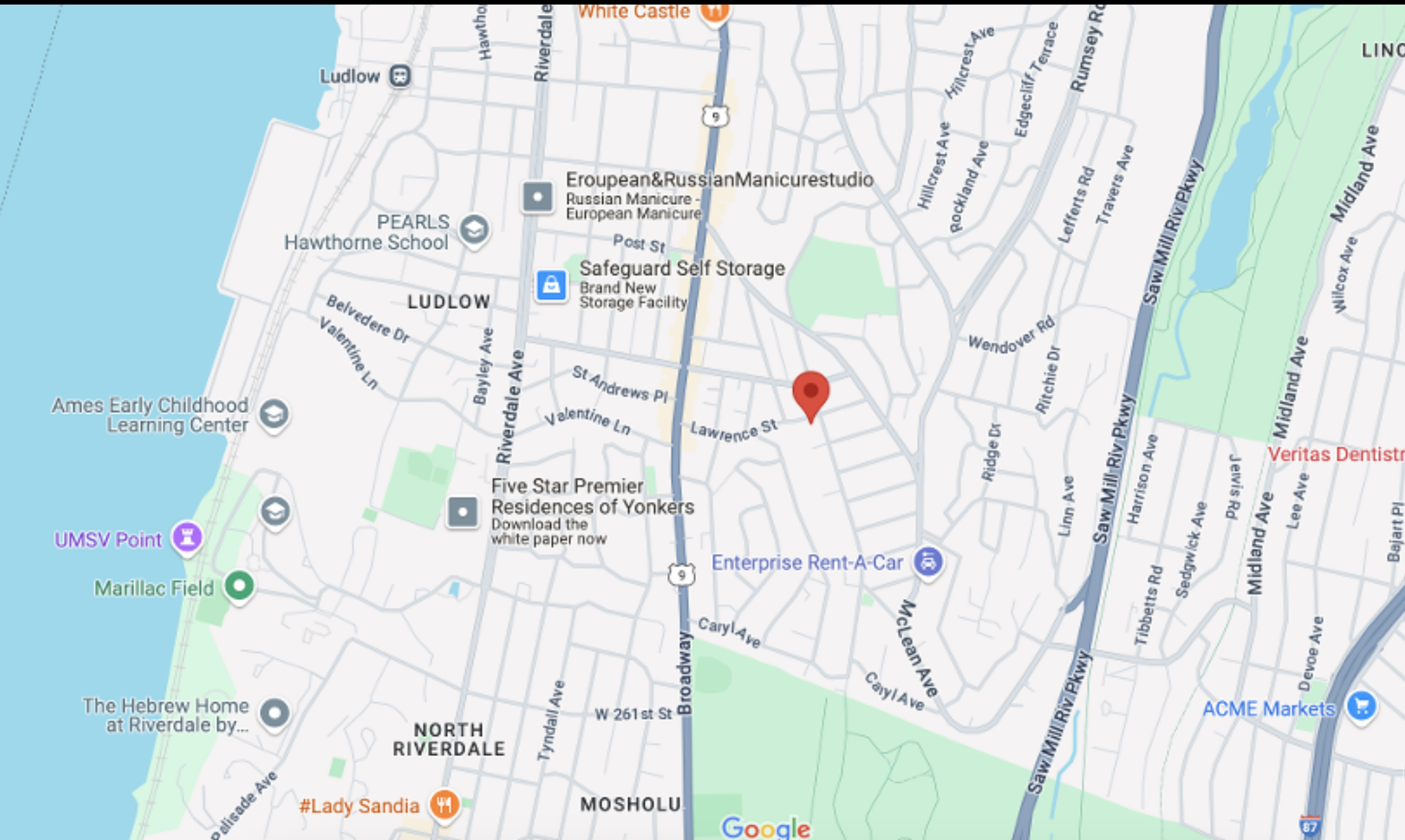
Christie's International Real Estate - Commercial Division is pleased to present 483 Van Cortlandt Park Ave, Yonkers NY. Discover the next home for your business in one of Yonkers most walkable neighborhoods. This charming 375 sq fr corner storefront sits at the highly visible intersection of Van Cortlandt Park Ave and Lawrence Street - offering premium exposure to pedestrian and vehicular traffic alike.

Unlike large shopping center boxes, this 375 sq ft boutique sized for a curated concept - offering an affordable way to establish a presence where the "built in" neighborhood consumers live, work, and play. Whether you're launching your first location or expanding a concept, this unit offers exceptional visibility, flexibility, and community alignment.



# LOCATION

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