

Yonkers | New York
23 Palisade Ave

Prime Retail & Office Space in the Heart of Yonkers



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INTERNATIONAL REAL ESTATE
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PRICE: \$5,000/Monthly

Investment Highlights

Street level retail frontage on Palisades Avenue

19 foot ceilings provide dramatic volume, signage opportunities and an elevated brand experience

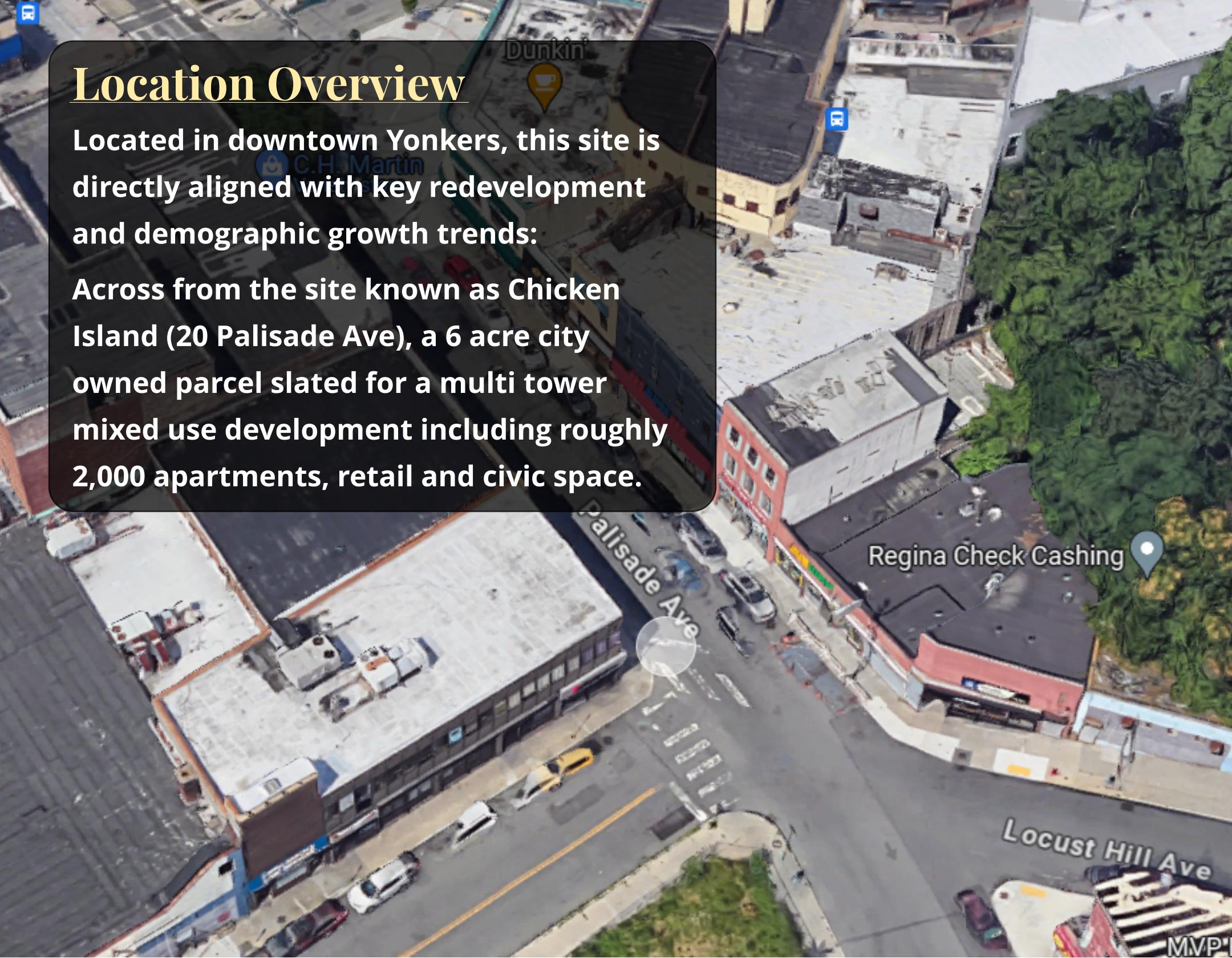
Partial mezzanine offers flexible layout options

Separate second floor office or studio component

Total size: 4,575 SF across two levels

Located in a sub-market benefiting from significant residential growth and civic momentum





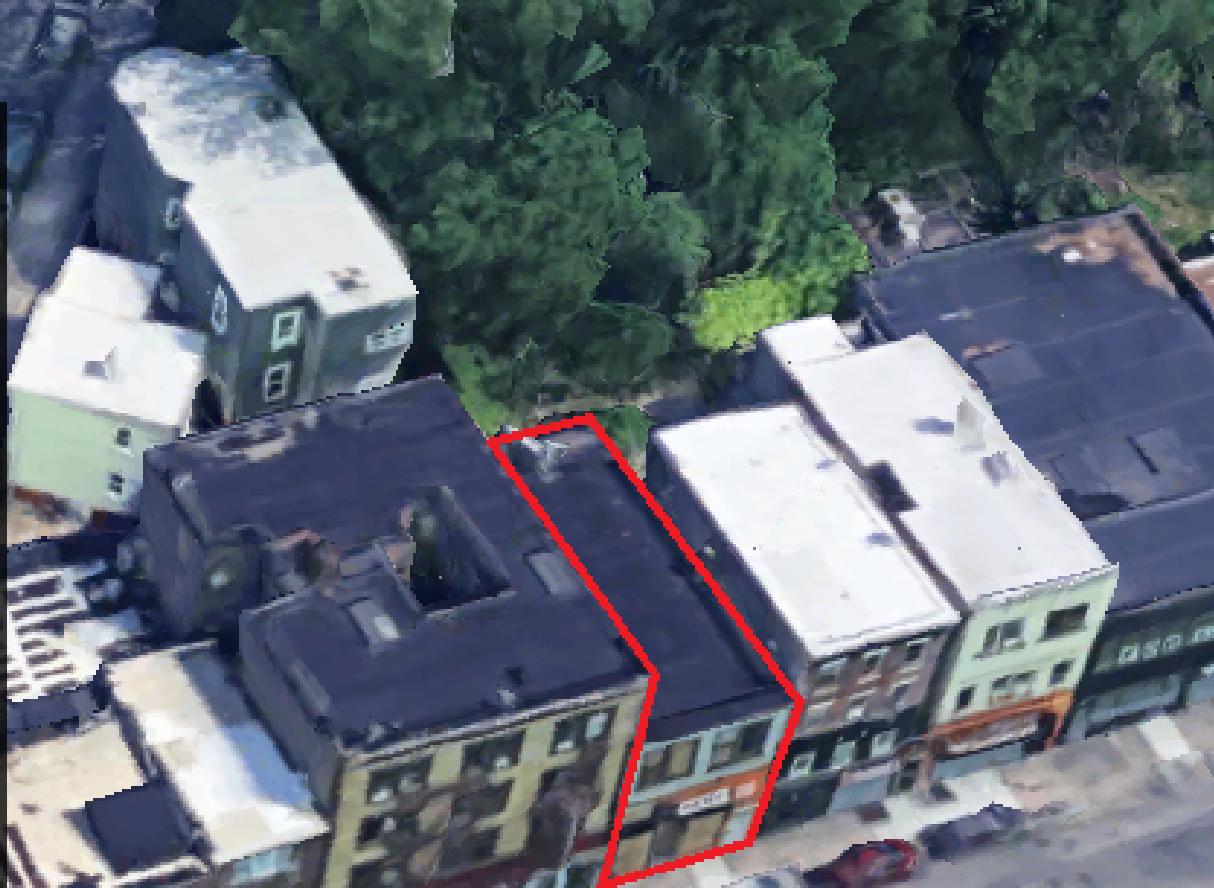
Location Overview

Located in downtown Yonkers, this site is directly aligned with key redevelopment and demographic growth trends:

Across from the site known as Chicken Island (20 Palisade Ave), a 6 acre city owned parcel slated for a multi tower mixed use development including roughly 2,000 apartments, retail and civic space.

Ideal Uses

Boutiques, lifestyle cafes or showrooms, fitness/creative studios, specialty retail, showroom plus office operations - this location fits tenants who want ground-floor exposure and upstairs office/overflow space.





Nearby Retail

While a full tenant roster should be verified, this location enjoys proximity to restaurants, cafes, creative studios, loft style apartments, and the mixed use energy of downtown Yonkers. A retailer or cafe will benefit from foot traffic, multi residential living and office professionals in the area. Additionally, with nearby residential density ramping, early entry leasing provides brand visibility ahead of competition.

Property Overview

Christie's International Real Estate - Commercial Division is pleased to present 23 Palisade Ave, Yonkers NY.

Unlock the unique opportunity at 23 Palisades Ave, a spacious two floor street front property offering 4,575 SF of well appointed space - perfect for a tenant seeking both presence and flexibility. The ground floor offers an expansive retail environment with soaring 19 foot ceilings, fronting a high-visibility thoroughfare. A partial mezzanine adds architectural drama and usable space. The second floor provides dedicated office or studio space - ideal for back of house operations, creative studios, professional offices, or complementary/uses.

LOCATION

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