

Yonkers | New York
23 Palisade Ave
Prime Retail & Office Space in the Heart of Yonkers



CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

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

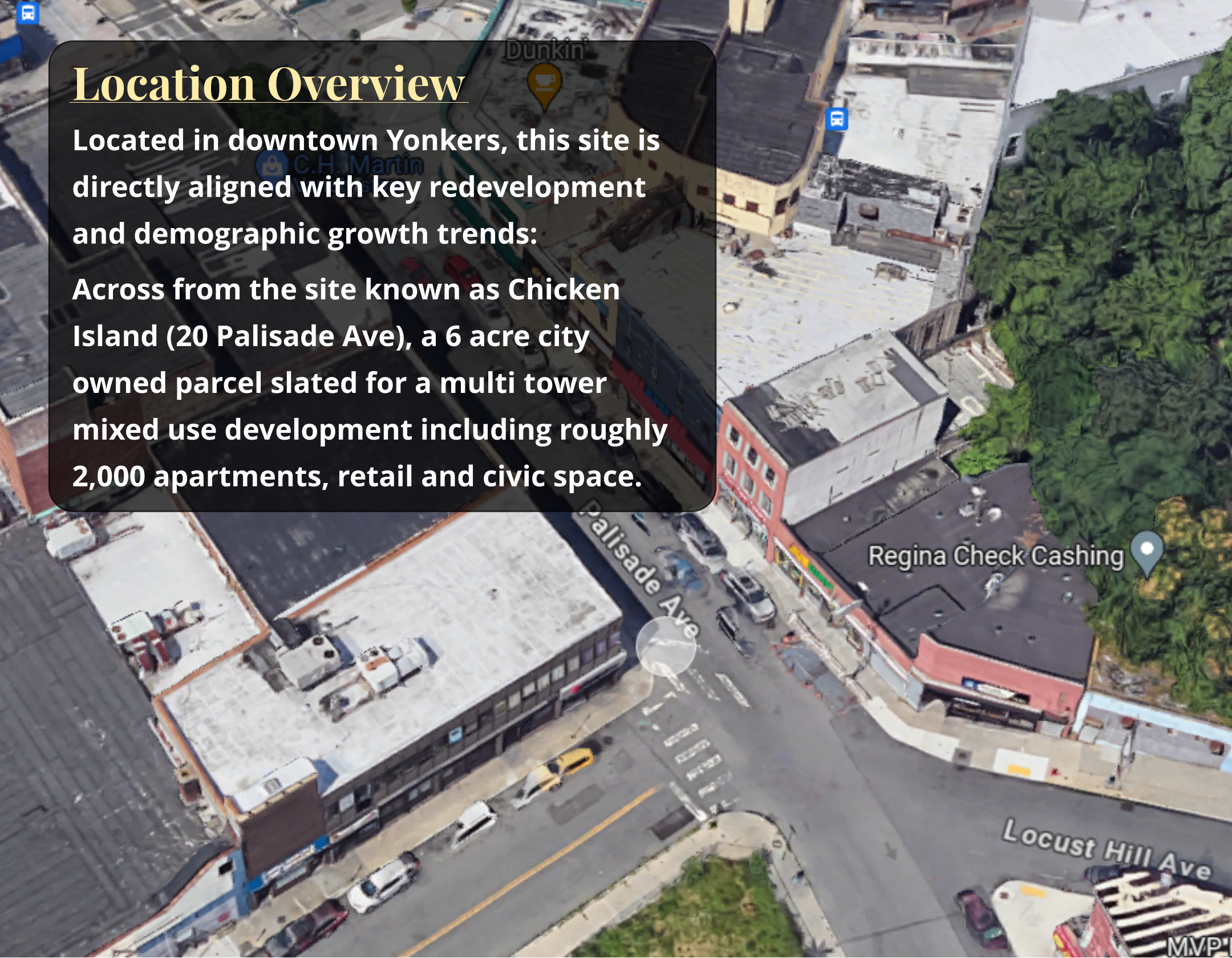
Located in a sub-market benefiting from significant residential growth and civic momentum



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

CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL





Bryan Lanza
Director of Commercial, Licensed
Associate Real Estate Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com
www.CRECIRE.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

