

400 RIVERDALE AVENUE, YONKERS, NY 10705

Shovel-Ready Development Site | **FOR SALE**

Ariel 
PROPERTY ADVISORS



4,143

Lot Sq. Ft.

12,429

Buildable Sq. Ft.

LUDLOW

Neighborhood

PROPERTY INFORMATION

* All Sq. Ft. are approximate

Section, Block & Lot	1-130-43
Lot Dimensions	46.72' x 87.32' (Irr.)
Lot Sq. Ft.	4,143
Zoning	BA
FAR	3.00
Buildable Sq. Ft.	12,429
Current tax (22/23)	\$6,543

PROPERTY DESCRIPTION

Ariel Property Advisors presents 400 Riverdale Avenue in Yonkers, NY. The shovel-ready development site provides new ownership with the opportunity to build a 12,500 sq. ft. mixed-use structure on a 4,000 sq. ft. lot in the desirable neighborhood of Ludlow. The subject property is located on a major retail thoroughfare in a highly residential neighborhood that doesn't see much new construction product.

The area has a lot of attractions for potential future tenancy. Easy access to NYC with the Ludlow Metro North stop is a short distance away, as well as the 8-bus line running up and down Riverdale Avenue. The property is also surrounded by schools, parks, restaurants, bars, national and local retails, and a police station is down the block.

Yonkers is a growing community with lots of desirable attractions for its residents and some of the best-rated schools in the region. The ease of transportation and affordability truly positions Yonkers and this property at the forefront of the up-and-coming areas.

\$500,000

Asking Price

\$56

\$/BSF

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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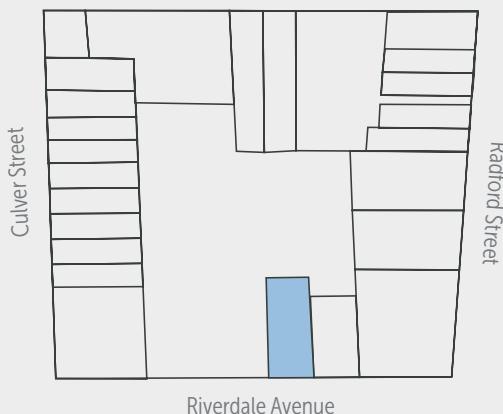
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East side of Riverdale Avenue between Radford Street and Culver Street

Livingston Avenue



130

Block

43

Lot

46.72' X 87.32'

Lot Dimensions (Irr.)

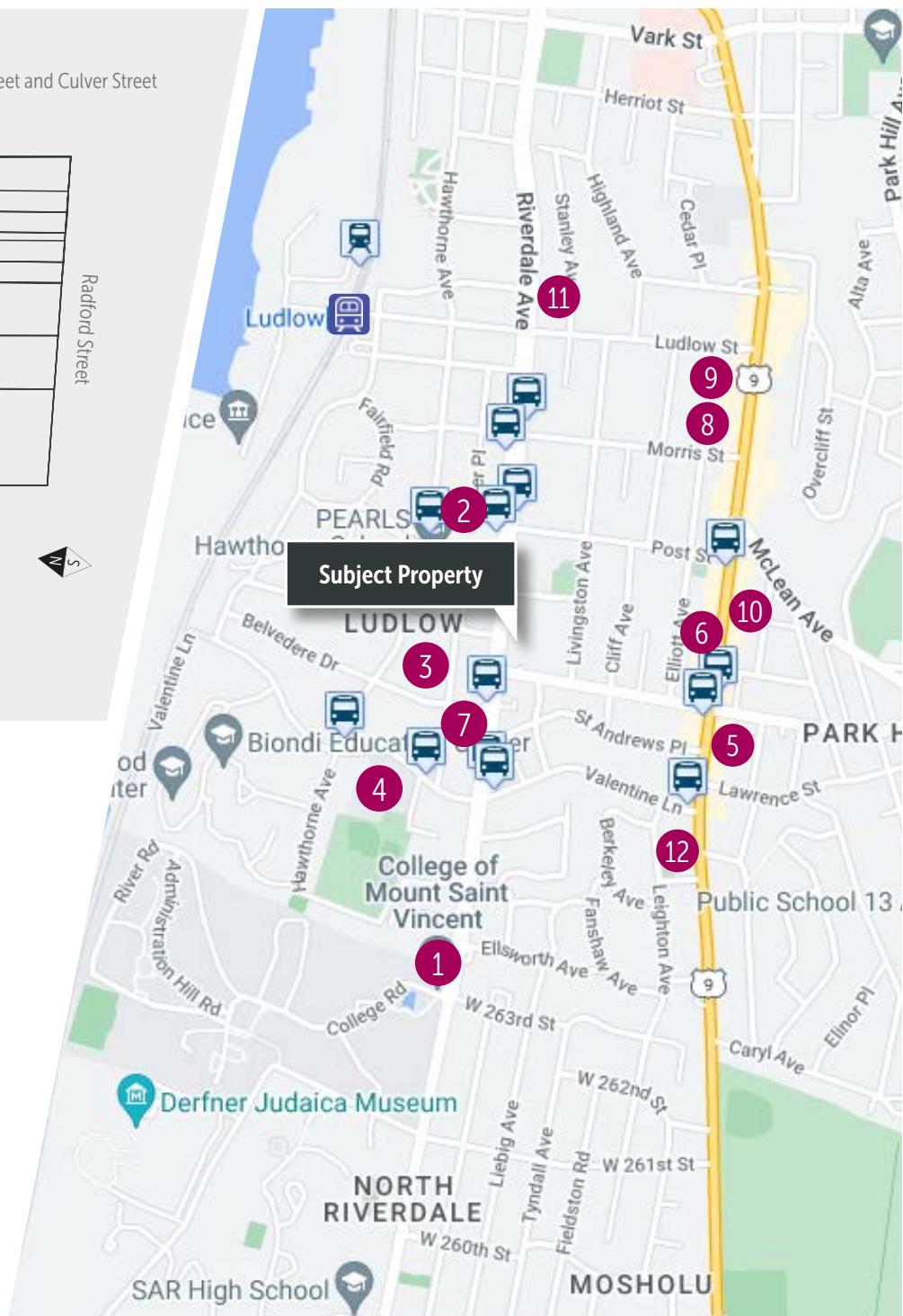
4,143

Lot Area SF



Subject Property

- 1 College of Mount Saint Vincent
- 2 PEARLS Hawthorne School
- 3 Congregation Sons of Israel
- 4 Montessori School 27
- 5 Yonkers True Value Hardware
- 6 Citizens Bank
- 7 Yonkers Police Department - 3rd Precinct
- 8 United States Postal Service
- 9 Dollar Tree
- 10 Rite Aid
- 11 St Peter - St. Denis Church
- 12 Cherry Valley Marketplace



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