



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

288 WOODWORTH AVE, YONKERS, NY 10701

EXCLUSIVELY LISTED BY

REAL ESTATE AGENT
AVI YOSOPOV
LIC. NO.10401378143

BROKER
WINZONE REALTY

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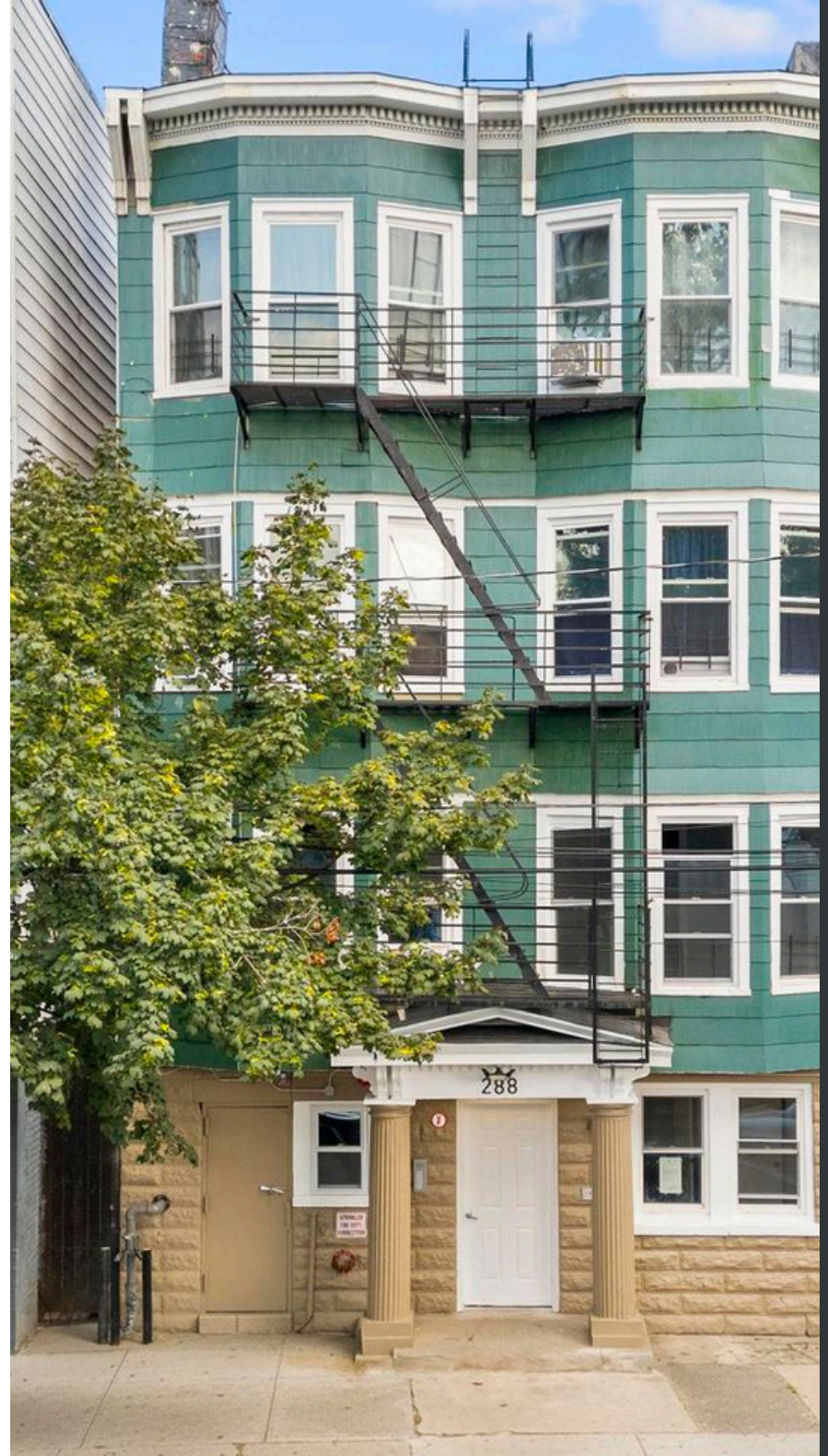




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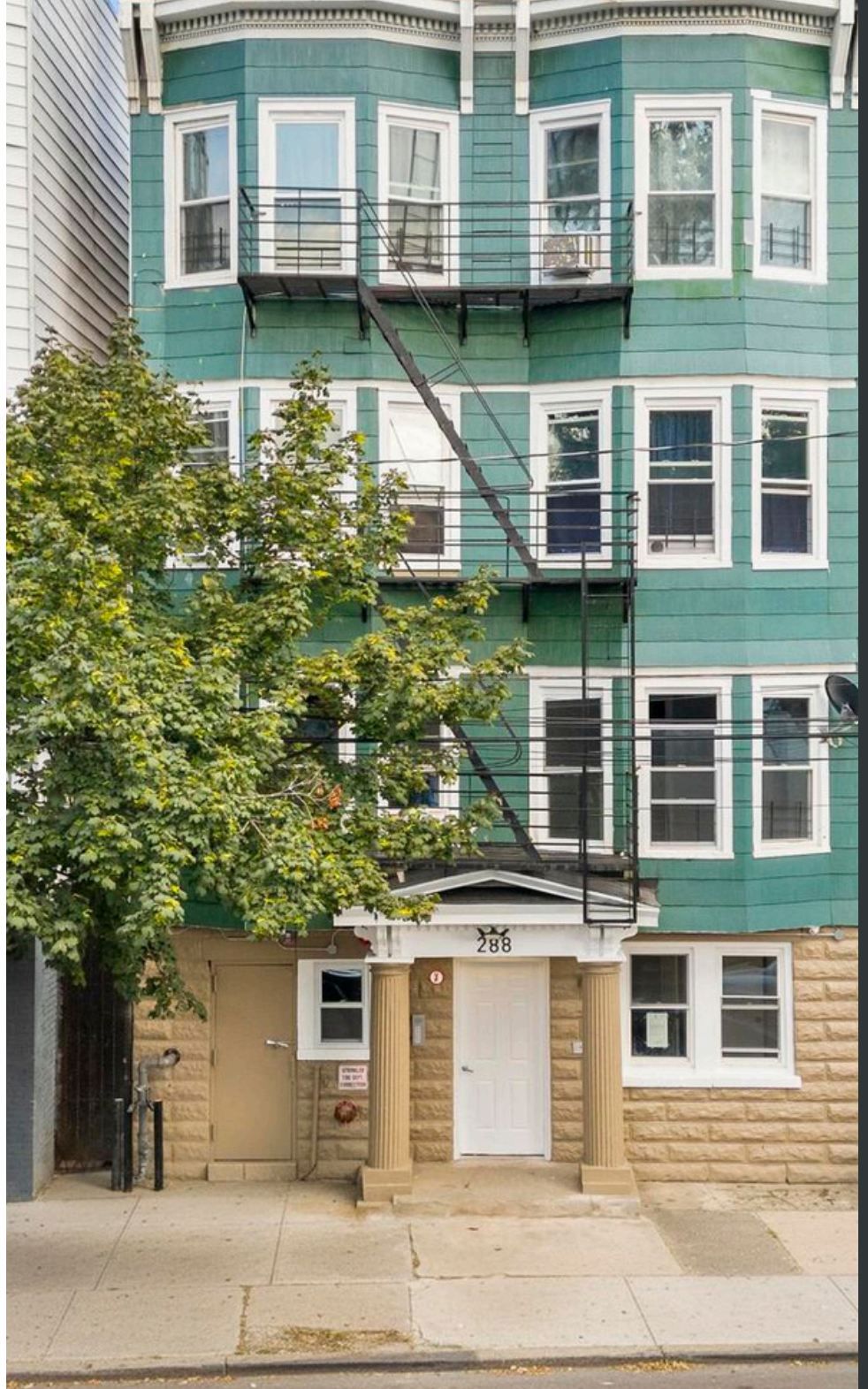
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INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

288 Woodworth Avenue – Fully Renovated 7-Unit Free Market Building in Prime Yonkers Location

Rare opportunity to own a legal free-market 7-unit property with no rent stabilization restrictions – offering true flexibility and strong income potential.

This building has been gut-renovated from top to bottom: all new boilers, plumbing, electrical, gas lines, foam insulation, sheetrock, custom kitchens, tiled bathrooms, siding, roof, and more. Each of the seven apartments has been completely rebuilt with modern finishes, making this a turnkey investment with minimal maintenance needs for years to come.

The property is located in the heart of a rapidly transforming area of Yonkers, just steps from major Hudson River development projects. Surrounding the property are brand-new luxury apartment buildings, mixed-use developments, and cultural anchors such as Lionsgate Studio. This surge of investment and revitalization makes 288 Woodworth Avenue ideally positioned to benefit from Yonkers’ continued growth.

Whether you’re an investor seeking stable, high-yield returns or looking to expand your portfolio in a booming market, this property checks all the boxes

Property	288 Woodworth Ave, Yonkers, NY 10705
SQUARE FEET	7,478
LOT SIZE	2,178
ASKING PRICE	\$2,350,000
PRICE PER UNIT	\$335,714
CAP RATE	6.77%



PROPERTY SUMMARY

A fully renovated 7-unit free-market building in prime Yonkers with no rent stabilization restrictions, offering strong income potential and operational flexibility.

Renovations & Condition

The building has undergone a complete gut renovation with:

- New boilers, plumbing, electrical, gas lines, and foam insulation
- Fresh sheetrock, siding, and roof
- Custom kitchens with modern finishes and tiled bathrooms

This makes it a turnkey investment with minimal maintenance needs for years.

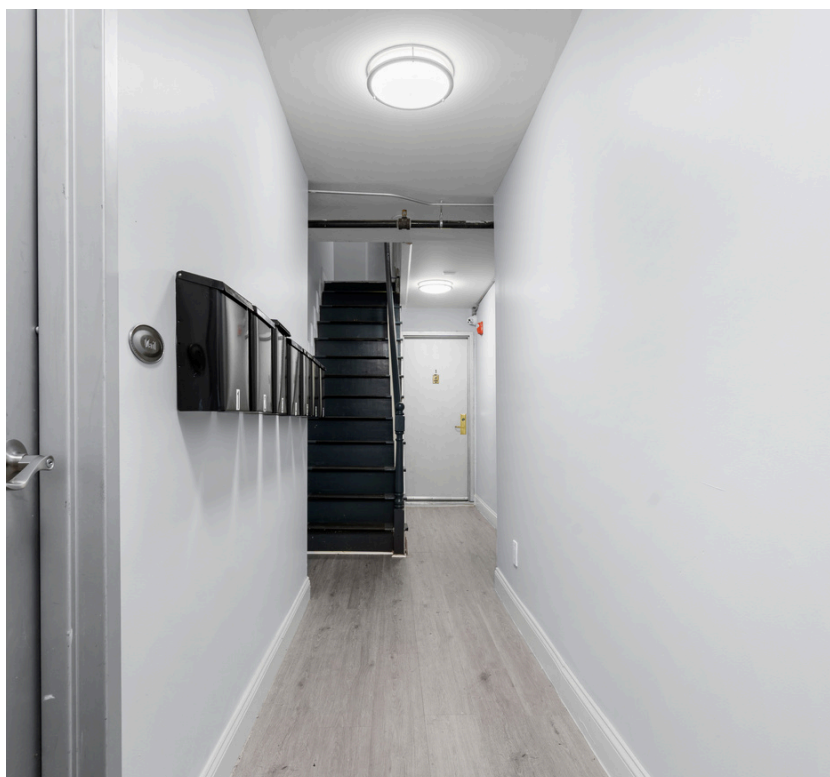
Location Highlights

Situated in a rapidly transforming Hudson River corridor, the property is surrounded by:

- New luxury apartment complexes and mixed-use developments
- Cultural anchors such as Lionsgate Studios and other film production companies
- Ongoing revitalization projects driving long-term growth

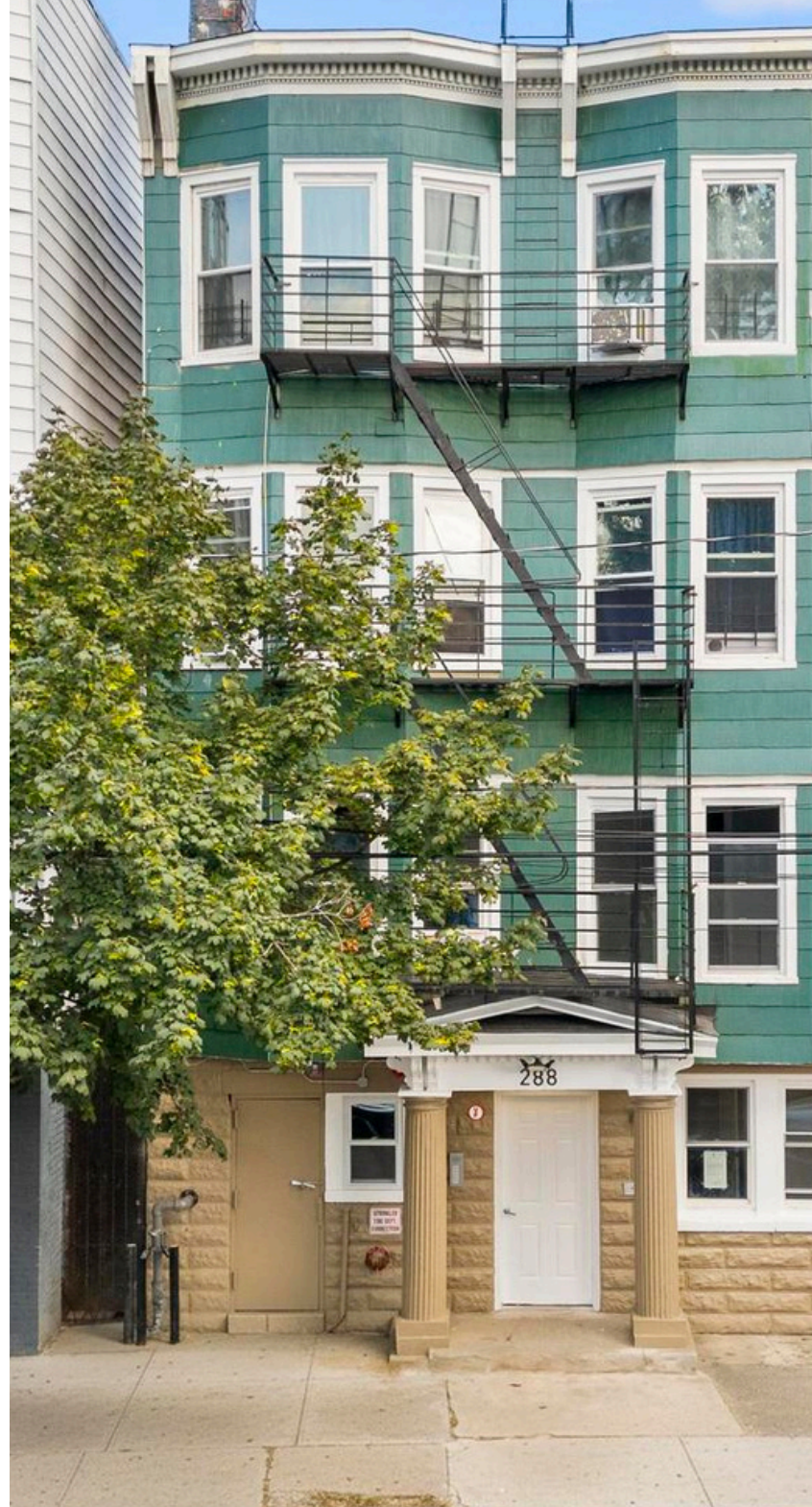
Investment Appeal

- Free-market rents (no rent control or stabilization)
- Brand-new renovation ensures low upkeep and immediate income stability
- Positioned to benefit from Yonkers' expanding development boom—ideal for investors seeking high-yield, growth-oriented returns.



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PROPERTY PHOTOS



PROPERTY PHOTOS





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AERIALS & MAPS



AERIAL

AERIALS & MAPS



288 WOODWORTH AVE, YONKERS, NY 10705



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