

FOR SALE

85-93 Marbledale Road

TUCKAHOE, NY 10707

3 Unimproved Contiguous Lots
in the Village of Tuckahoe



HOULIHAN LAWRENCE
COMMERCIAL



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85-93 Marbledale Road

Tuckahoe, NY 10707

2.75

ACRES

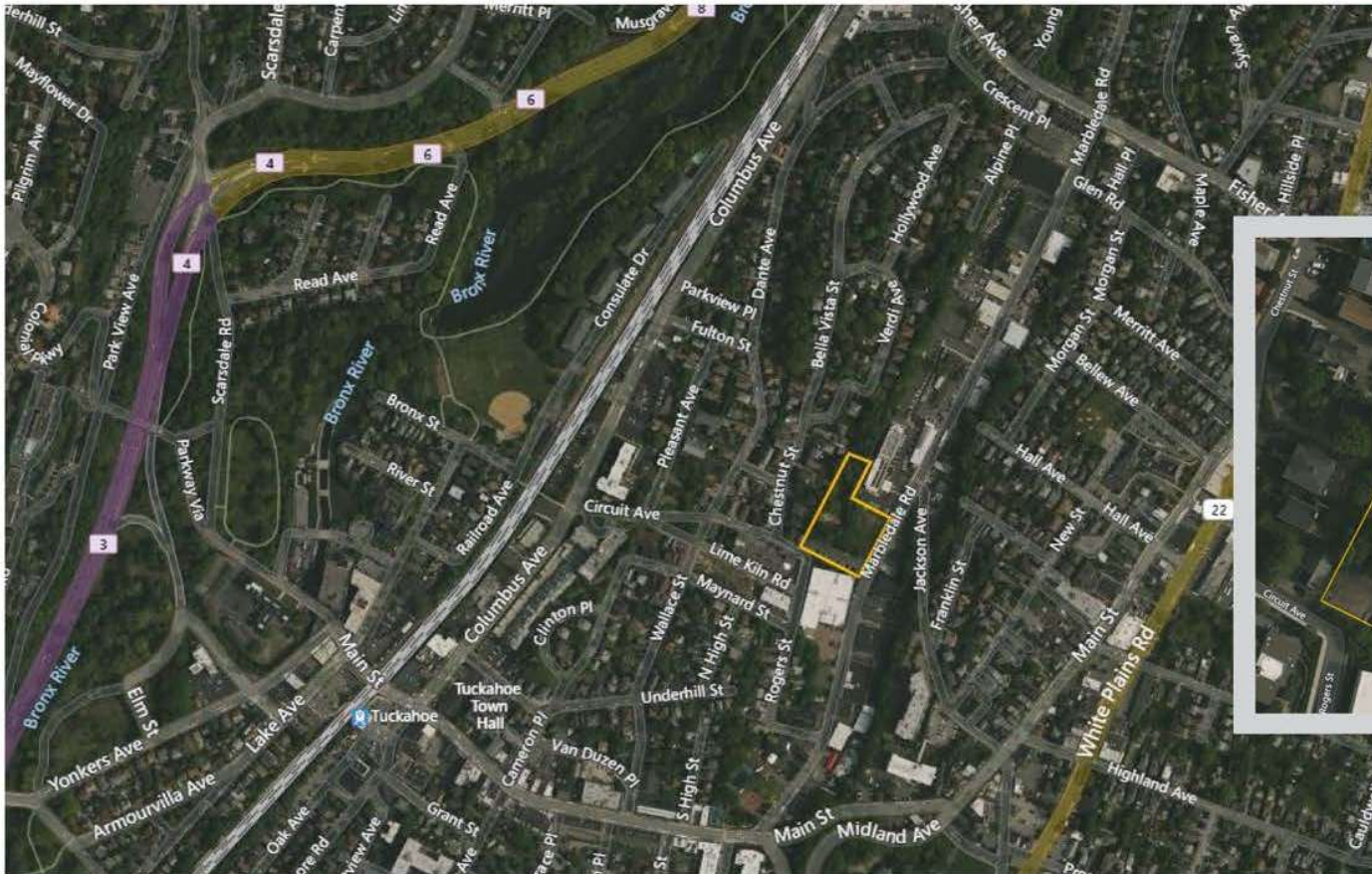
Please Call

ASKING PRICE

The Property is attractively situated within the Village of Tuckahoe and conveniently located to Southern Westchester's consumption centers. The Property is unimproved land contained within three contiguous tax lots located in the Village of Tuckahoe, NY. Two of the tax lots have a frontage to Marbledale Road, and one has no road access. The site has been used in the past for commercial and industrial operations including a quarry and landfill. Over the last several years, lots have been used to park dealer inventory of automotive vehicles.

PROPERTY DESCRIPTION

These lots are centrally located within the Village. The Tuckahoe Village is one and a half miles long and three quarters of a mile wide, with the Bronx River serving as its Western boundary. Tuckahoe is accessible through several of the North-South roads and highways that serve Westchester, and it is near the Sprain and Bronx River Parkways. The property's location affords easy access to local residential and business centers. Of note is the proximity to densely populated and affluent areas of the Bronxville Village, Eastchester, New Rochelle, and populous Northeast Yonkers. The Property is located at approximately a similar distance to the Crestwood and Tuckahoe Metro-North train stations. Adjacent to the Property is the newly built Springhill Suites by Marriot and two large self-storage facilities owned by CubeSmart and Westy's.



TUCKAHOE UNIMPROVED LAND PARCELS

85-93 Marbledale Road

ZONING

GENERAL COMMERCIAL

Tax Lot

Acreage

35-1-1.G/T

0.84

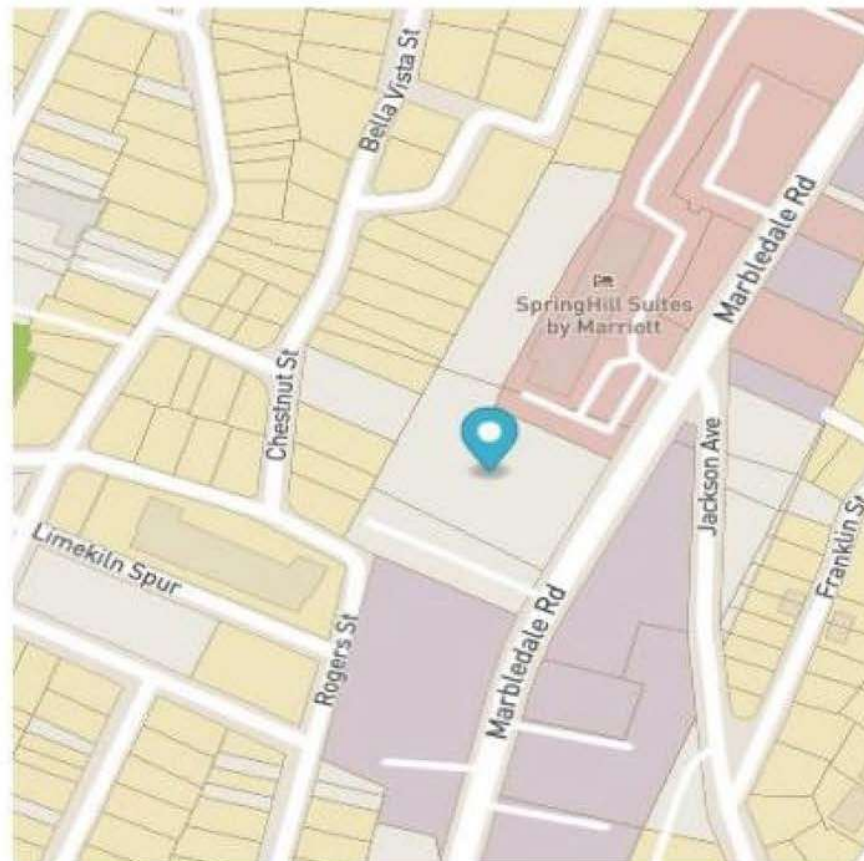
35-1-1.G/E

1.35

35-1-10

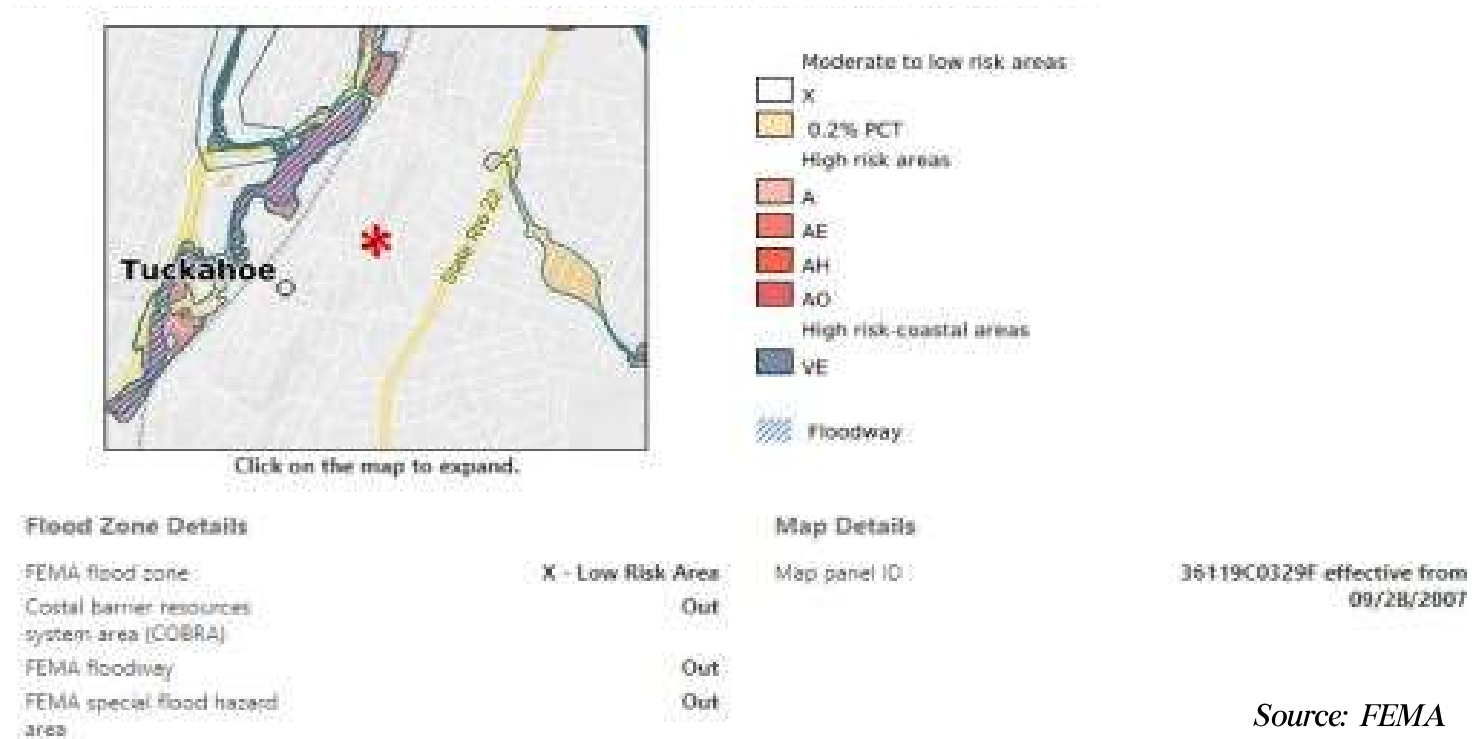
0.56

2.75



FLOOD ZONE

The property is in a low-risk FEMA Flood Zone



Source: FEMA

These lots are under the EPA environmental supervision. More information can be found in the EPA database.

Environmental Site Remediation Database Search (ny.gov)

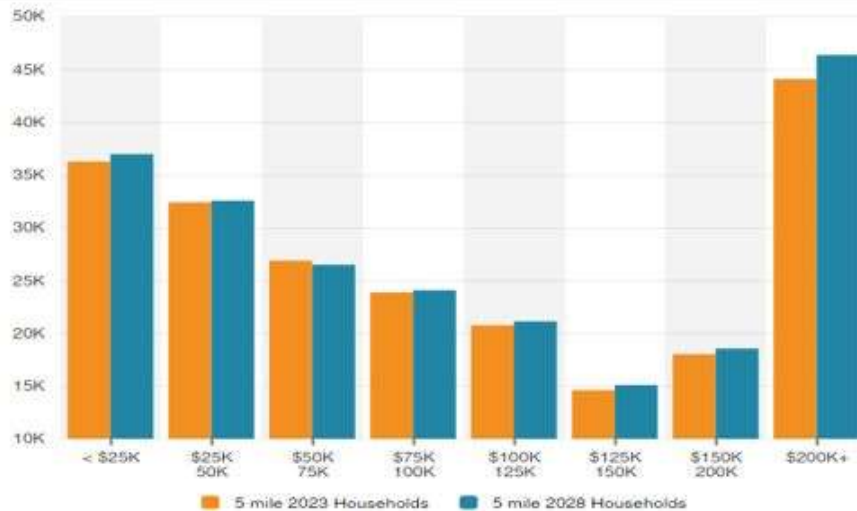
85 Marbledale Road - Site code 360153A

93 Marbledale Road - Site code 360153B

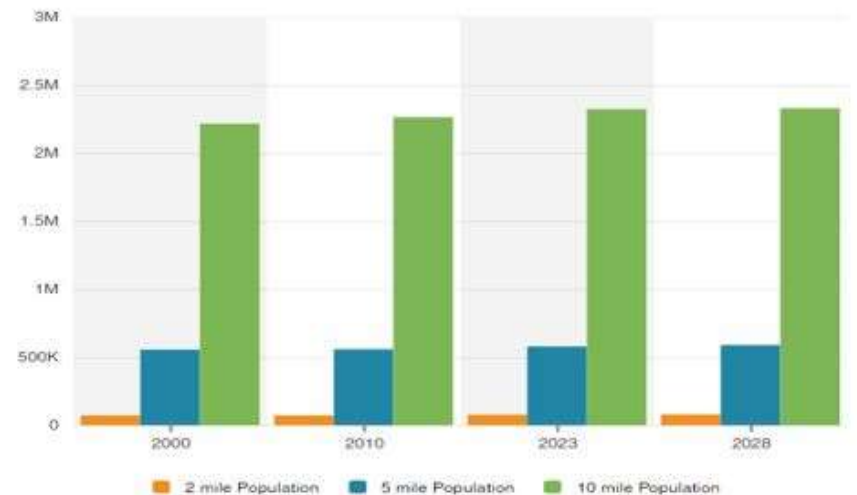
DEMOGRAPHICS

Household income in the five-mile radius is high and population density in the two-, five- and ten-mile radius is also high. Both these demographic factors support local business activity and the valuation of real estate assets.

Household Income



Population



APPENDIX

ZONING

Article IV. District Regulations

§ 4-8. General Commercial District

4-8.1. Within any General Commercial District, no building or land shall hereafter be used for any purpose other than any of the following uses, or any combination thereof, that will satisfy the performance standards that are set forth immediately following the list of said uses:

(a) Permitted uses.

1. Offices for executive, administrative or clerical purposes.
2. Scientific or research laboratories.
3. Warehouse and storage facility enclosed within a building.
4. Schools.
5. Sports and health clubs.
6. Hotels.
7. Restaurants.
8. Retail and service businesses.
9. Churches.

(b) Special Permit Uses.

1. Motor vehicle filling stations or motor vehicle repair/body shops.
2. Outdoor storage. In case of temporary outdoor storage for a duration less than 90 days, permission may be granted by the Village Building Department.
3. Manufacturing, including the fabrication and assembly of products, and incidental storage, sale and distribution of such products, but excluding heavy industrial processing where products are extracted from raw materials.

4-8.2. Performance Standards for Special Permit Uses. No use listed in § 4-8.1(b)(1), (2) or (3) shall be established, maintained or conducted so that the same will cause any:

- (a) Dissemination of smoke, gas, dust, odor or any other atmospheric pollutant outside the building in which the use is conducted or, with respect to a use or any part thereof that is not conducted within a completely enclosed building, any such dissemination whatsoever.
- (b) Noise in violation of Article II of Chapter 15 of the Code of the Village of Tuckahoe, entitled "Noise and Other Enumerated Nuisances."
- (c) Discharge of any waste material whatsoever into any watercourse.
- (d) Dissemination of glare or vibration beyond the immediate site of the use.
- (e) Traffic on any street primarily serving residential districts that is incongruous with the traffic normal to such streets.
- (f) Physical hazard, by reason of fire, explosion, radiation or similar cause, to property in the same or an adjacent district.



APPENDIX

ZONING (continued)

4-8.3. Accessory Uses. The following uses may be established and maintained so long as they are incidental and subordinate to a principal or special permit use:

- (a) Within a hotel, a public dining area or restaurant, recreation space, a lounge, a pool or a meeting room or meeting rooms.
- (b) Quarters for caretakers or watchmen on the site of the use to which the same are appurtenant.
- (c) Satellite earth station or dish antenna less than 24 inches in diameter.
- (d) Signs (subject to §§ 3-16 through and including 3-31 of the Village Code).
- (e) Fences and walls.
- (f) Garages or parking structures.

4-8.4. Uses Prohibited. All other uses are hereby prohibited. It is the intent of this chapter to exclude all residential uses as being inappropriate therein and in conflict with the purposes of this chapter and to confine the uses therein to those that are specifically listed in this section as being permitted therein.

With respect to any application for a building permit or a certificate of occupancy, the Building Inspector may require such evidence as he may deem to be necessary to determine whether or not the proposed use will reasonably conform to the performance standards set forth above in this section and with the site plan approved in accordance with the provisions of § 4-8.8. If the Building Inspector is in doubt, he shall refer the matter to the Planning Board, which shall make a determination in the case, in connection with which it may obtain expert advice, at the expense of the applicant, and payment in advance of the amount of such expense shall be a condition of further consideration of the application.



**LOCAL MARKET KNOWLEDGE.
WORLD CLASS CONNECTIONS.**

CONTACT ME FOR MORE INFORMATION



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