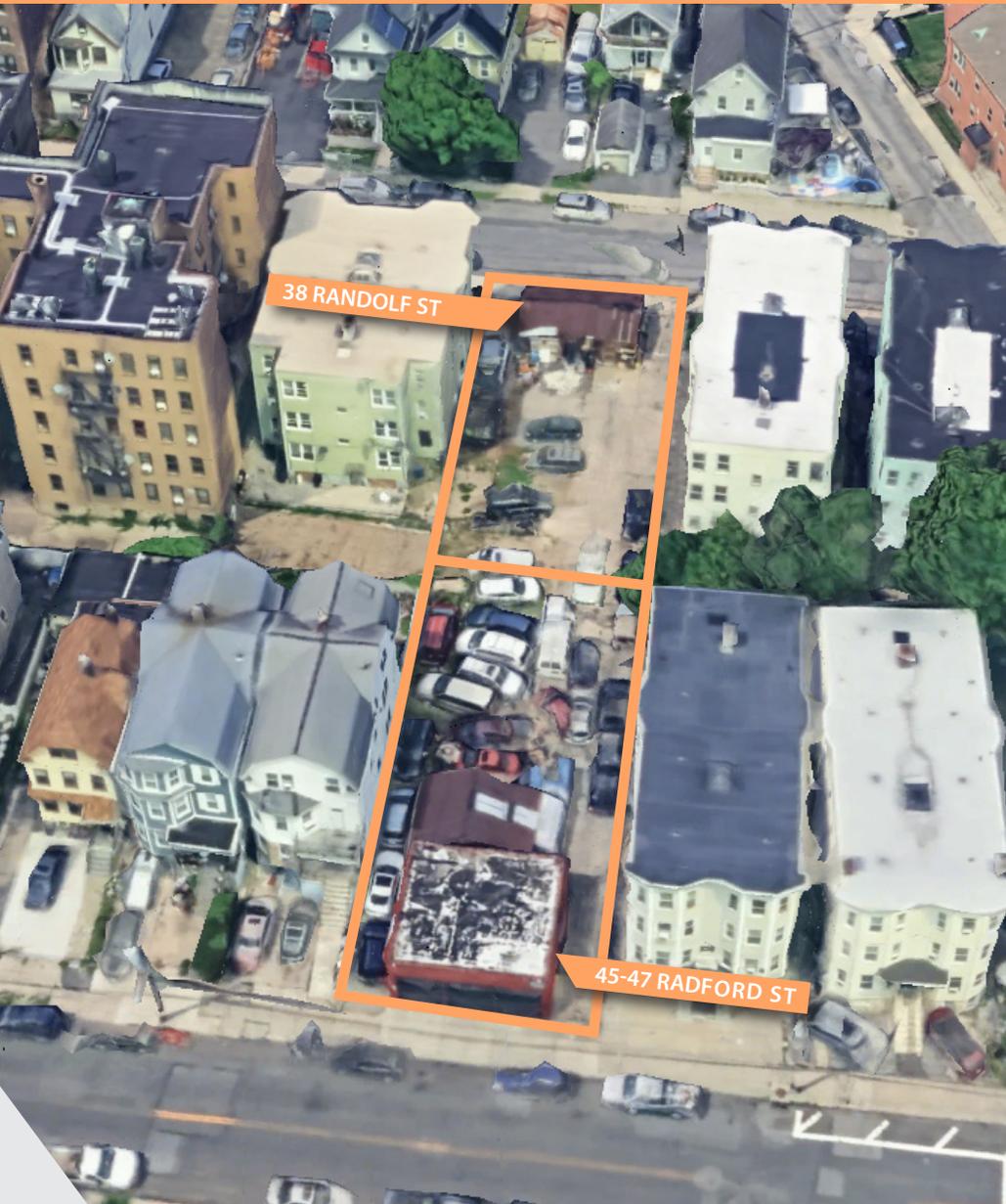


RIXEL REAL ESTATE

INVEST IN YOUR FUTURE

FOR SALE

45-47 RADFORD ST & 38 RANDOLPH ST,
YONKERS, NY 10705



10,000
LAND SF

30,000
BUILDABLE SF

3.0
F.A.R.

A
ZONING

120-23,24/37,38
BLOCK & LOT

HIGH-DENSITY MULTI-FAMILY SITE WITH DUAL FRONTAGE & IN-PLACE CASH FLOW

10,000± SF BLOCK-THROUGH PARCEL
UP TO 30,000± BUILDABLE SF

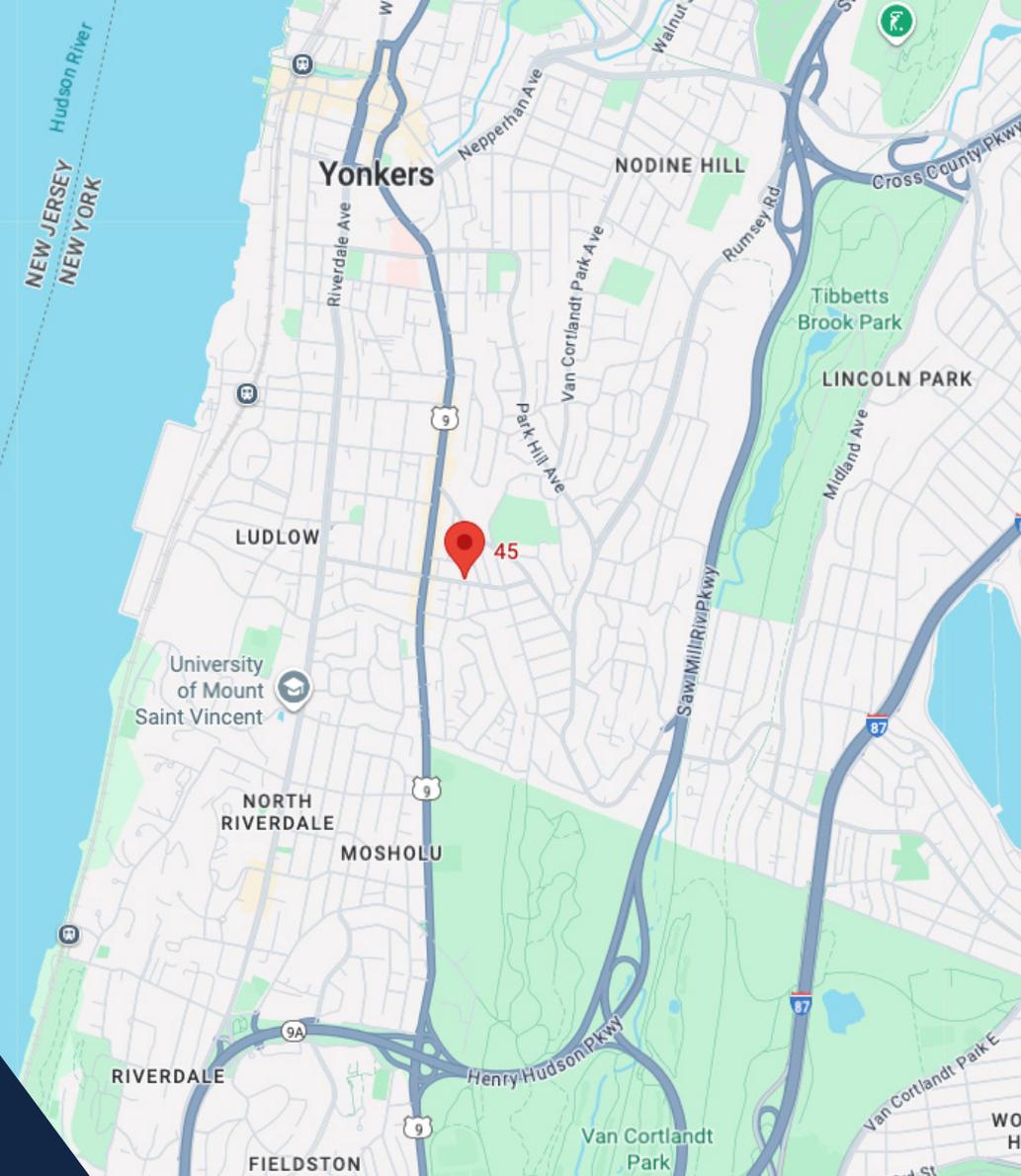
\$102,000 ANNUAL INCOME | DUAL FRONTAGE | YONKERS, NY

This offering presents a block-through development opportunity in Yonkers, consisting of two contiguous parcels under single ownership with frontage on Radford Street and Randolph Street, located between South Broadway and Western Avenue.

The property generates immediate NNN income of approximately \$7,000 per month (\$102,000 annually), including \$7,000 from the mechanic shop at 45–47 Radford Street and \$1,500 from the rear lot at 38 Randolph Street, providing strong cash flow while offering flexibility to hold, entitle, reposition, or redevelop.

The site is improved with underutilized structures and is appraised under a hypothetical condition assuming demolition. The highest and best use is multi-family residential development, making the property well suited for ground-up construction.

REQUEST PRICE



AMENITIES

- **Total Land Area: 10,000± SF**
45–47 Radford Street: 5,000± SF
38 Randolph Street: 5,000± SF
 - **Maximum Buildable Area (Multi-Family): 30,000± SF**
 - Block-through parcel with two street frontages
 - High-density residential zoning permitting multi-family development
 - Potential for 30,000± SF of residential buildable area
 - Under single ownership and appraised as a single development site
 - Income consists of approximately \$7,000 per month (NNN) from the mechanic shop at 45–47 Radford Street, and \$1,500 per month from 38 Randolph Street.
- Total Income: \$102,000**

1168 ROCKAWAY AVE, BROOKLYN, NY 11236

TRANSPORTATION

 **BEELINE 1, 2, 3:**
S BROADWAY/RADFORD ST

 **SAW MIL RIVER PKWY**
HENRY HUDSON PKWY
BRONX RIVER PKWY

