

**FOR SALE AND LEASE**

**MINEO COMPANY** REAL ESTATE SERVICES

**SALE: \$7.25M**

**LEASING: CALL FOR DETAILS**



**10 BROAD STREET W**  
Fleetwood, NY 10552

**CONTACT EXCLUSIVE AGENT: JACOB MINEO**  
Email [Jacob@mineocompany.com](mailto:Jacob@mineocompany.com) or Call 212-537-6902

# BUILDING DETAILS

**BUILDING SIZE:** ~30,500 SF Total

**FRONTAGE:** ~90'

**LOT SIZE:** 90' x 124'

**CEILING HEIGHTS:** ~9.75' to 20'

**EXPOSURES:** North, South, East and oversized skylights

**PARKING:** Adjacent to ProPark parking garage

**SPRINKLERS:** Wet System

**ELECTRIC:** 3 Phase

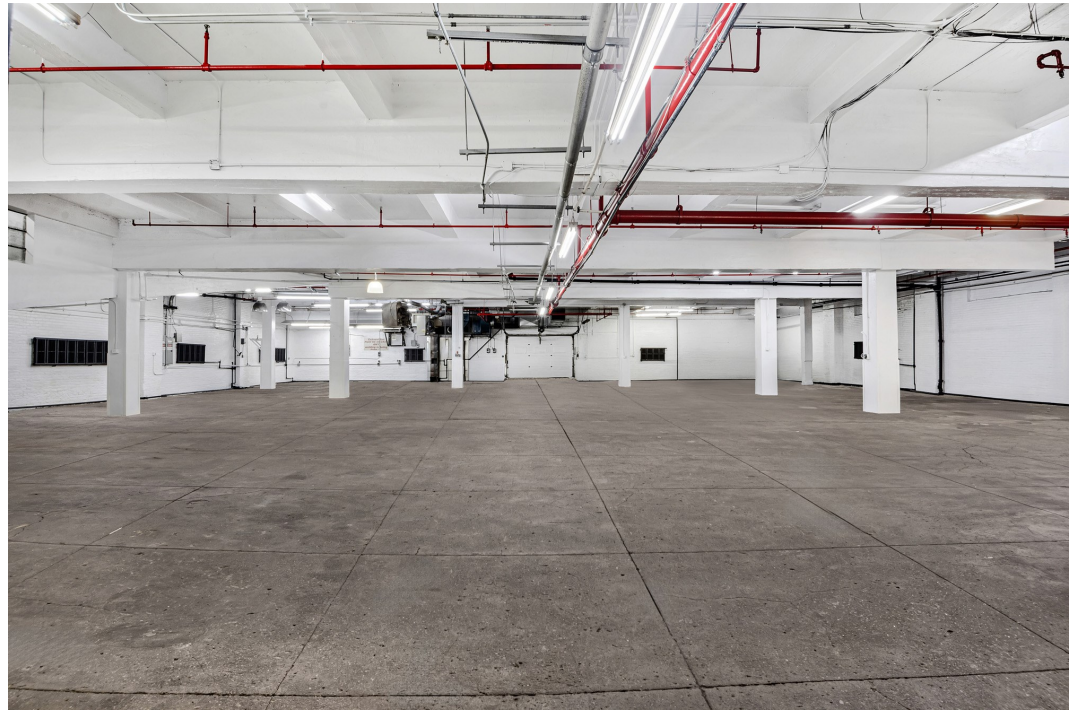
**HEAT:** Oil & Gas

**ZONING:** Downtown Business (DB)

**ASKING PRICE:** \$7,250,000

**LEASING:** Call for details

**RE TAXES:** ~\$89,450 (annual)



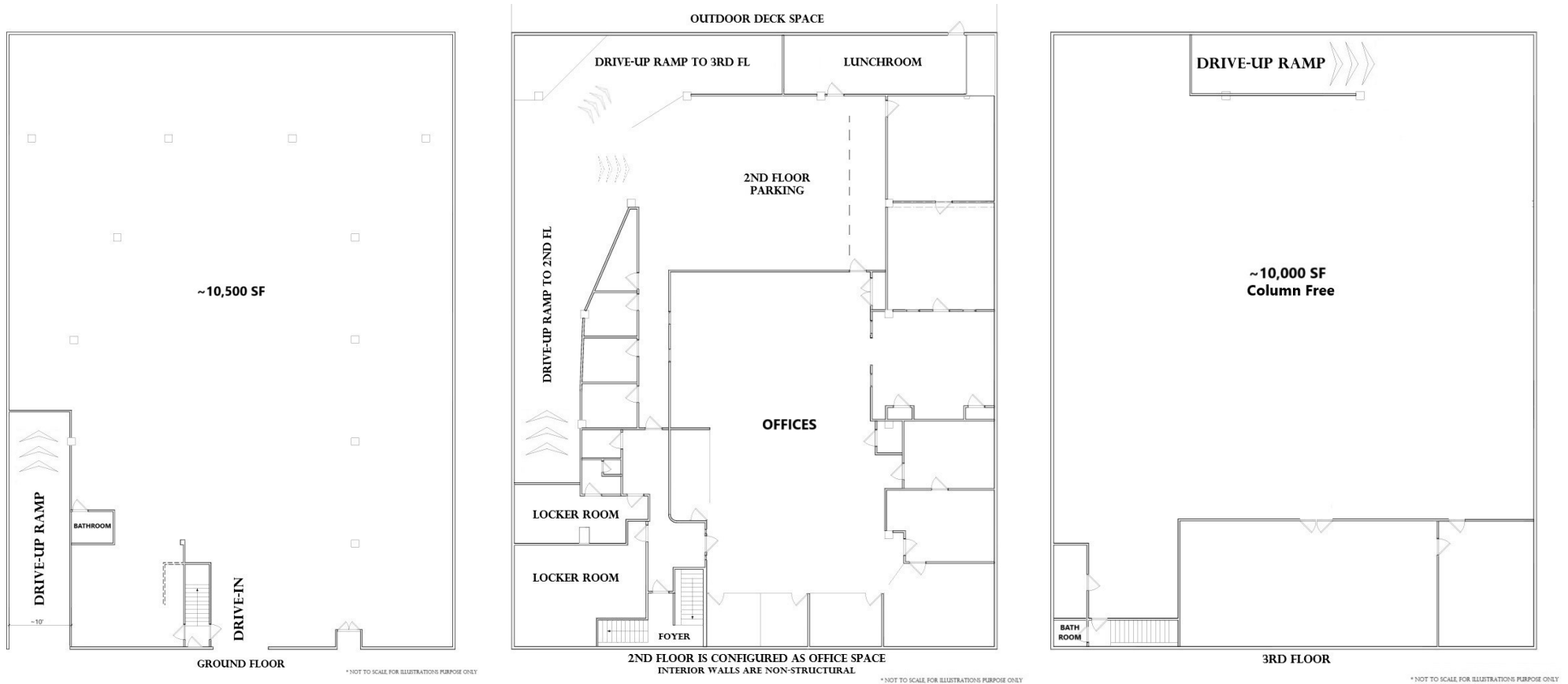
## PROPERTY HIGHLIGHTS

- Rare ~30,500 SF 3-story mix-use building with 90' of frontage and multiple permissible uses on a high traffic street of Fleetwood's retail/commercial submarket
- Development opportunity for a 10-story mix-use commercial and residential condo/apartment building
- Property features drive in access to the ground floor and a drive up ramp to 2nd & 3rd floor
- Centrally located enabling navigation to the east/west and north/south connections. Direct access to Cross County Parkway, 3 minutes from the Bronx River and Hutchinson Parkways, and about 1.5/2 miles from I-87 and I-95
- Easy commute to NYC via Fleetwood Metro North Station or a 35-minute drive to Downtown Manhattan
- Zoning: Downtown Business (DB) and buildable to 100,000 SF as of right



# FLOORPLANS

30,500 SF MIX USE COMMERCIAL BUILDING | FOR SALE: \$7.25m



# 10 Broad Street W

**SALE \$7,250,000 / Lease: Call for pricing**

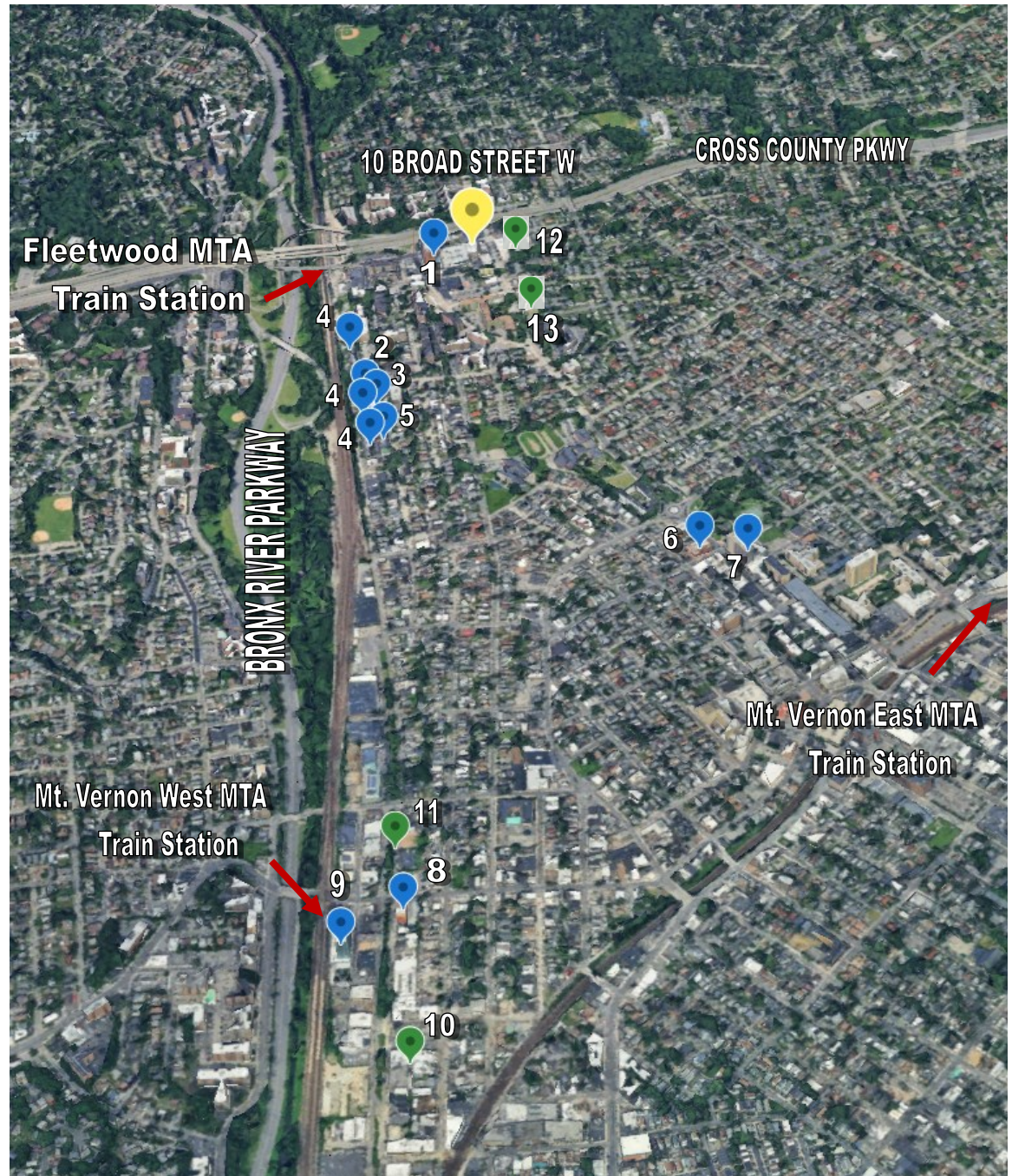
## DEVELOPMENTS

1. 42 Broad Street West - 249 Residential units & Ground Retail
2. 550 Locust Street (Horizon at Fleetwood) - 75 units
3. 546 Locust Street (Fleetwood Square) - 36 units
4. 645, 525 & 515 N. MacQuesten Parkway (The Enclave) - 179 units
5. 516 Locust Street
6. 214 Gramatan Avenue - 53 units
7. 203 Gramatan Avenue (La Porte) - 159 units affordable housing
8. 130 Mount Vernon Avenue (The Modern) - 81 affordable units with 9,300 SF office/community space
9. 22 South West - 189 mixed-income units & 4100 SF ground floor retail

## PROPOSED

## NEW DEVELOPMENTS

10. 115 S. MacQuesten Parkway - 315 units
11. 1, 7-11 & 25-29 N. MacQuesten Parkway - 228 units market rate and affordable housing
12. 16 E Broad Street - 44 units market rate
13. 505 Gramatan Ave - 56 unit senior living complex



# ZONING USES

## PERMITTED PRINCIPAL USES FOR DOWNTOWN BUSINESS (DB)

- (A) BUSINESS, PROFESSIONAL OR GOVERNMENTAL OFFICES
- (B) STORES AND SHOPS FOR SALES AT RETAIL OR THE PERFORMANCE OF CUSTOMARY PERSONAL SERVICES
- (C) HOTELS
- (D) BAKERIES, RETAIL
- (E) RESTAURANTS
- (F) RESTAURANTS, CARRY-OUT
- (G) RESTAURANTS, FAST-FOOD (EXCLUDING DRIVE-UP WINDOW SERVICE)
- (H) BARS, NIGHTCLUBS AND CATERING HALLS AS REGULATED BY CHAPTER 267, ARTICLE V
- (I) MEDICAL AND DENTAL OFFICES
- (J) THEATERS AND/OR CONCERT HALLS
- (K) MUSEUMS AND/OR ART GALLERIES
- (L) RETAIL LAUNDRIES AND RETAIL DRY CLEANERS
- (M) MOTOR VEHICLE DEALERSHIPS
- (N) MUNICIPAL USES OF THE CITY OF MOUNT VERNON





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