

2,400 SF BLDG 2025 TAXES \$11,889



GROUP -

ASKING \$895,000

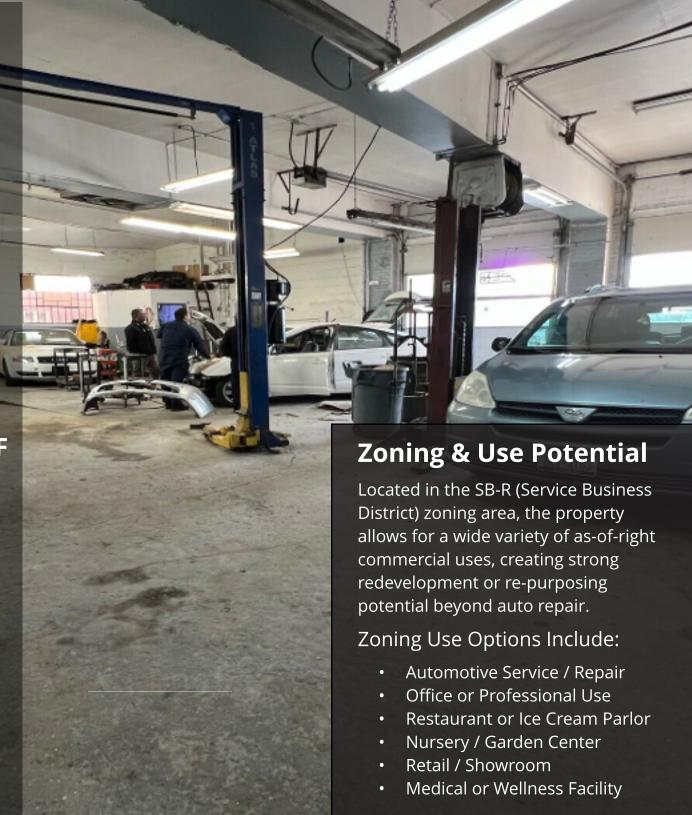
COMMERCIAL DIVISION

## PROPERTY HIGHLIGHTS

- Building Size: 2,400 SF
- Total Lot Size: 4,792 SF (10-car capacity)
- Construction:

### **Reinforced Concrete**

- Two Roll-Up Doors
- Shop Area: 2,100 SF
- Office/Waiting Area: 300 SF
- Lifts: Two installed, space for 2 additional
- Heat: Modine heater
- Stories: 1 (single-story facility)
- Building Type: ServiceBusiness





#### PROPERTY INFORMATION



An exceptional **industrial/automotive-use property** located on the highly trafficked border of **Larchmont and New Rochelle** in Westchester County. This **2,400 SF auto repair shop** sits on a **4,792 SF lot** with **additional 1,892 SF paved parking** and offers flexible use options under SB-R zoning, including auto services, retail, restaurant, office, or other commercial ventures.

Positioned in a high-visibility, commuter-friendly corridor near Fifth Avenue, the property is ideal for **owner-users**, **investors**, or **developers** looking to re-purpose or expand within a thriving suburban market. With two existing lifts (space for two more), dual roll-up doors, and ample outdoor parking, this is a ready-to-operate or value-add opportunity.

#### **Demographic Overview**

#### **Population & Households**

1 Mile Radius: 21,014 residents | 7,516 households

3 Mile Radius: 140,641 residents | 50,777 households

#### **Median Age**

1 Mile: 42.5 years

3 Miles: 41.7 years

#### Median Household Income

1 Mile: \$150,408

3 Miles: \$118,178

#### **Daytime Employment**

1 Mile: 6,981 employees

3 Miles: 49,921 employees

**Daily Traffic Count**: 2,198 vehicles

#### **Total Employment**

2 Miles:29,137 employees / 4,143 businesses (7 employees per business)

5 Miles:120,210 employees / 16,815 businesses (7)

10 Miles:627,095 employees / 80,344 businesses (8)

# LOCATION



COMMERCIAL DIVISION





Bryan Lanza
Director of Commercial, Licensed Associate
Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com



Darren Lee Licensed Real Estate Salesperson M: 914.262.2598 dlee@ciregroupcommercial.com www.CRECIRE.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.