

# THE CLAREMONT

14 NORTH COLUMBUS AVENUE  
MOUNT VERNON, NEW YORK



CONTACT EXCLUSIVE AGENT:

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914.968.8500 x320

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## EXECUTIVE SUMMARY



### The Property

The Claremont is a development opportunity in Mount Vernon, NY on the campus of an existing Church. The development parcel is an approximately 36,000 SF level parking lot to the north of Bowen Memorial Baptist Church, an existing church located at 14 North Columbus Avenue. The total existing lot size is 1.26 acres, approximately  $\pm 55,000$  SF. The property is improved with a 2-story house of worship on the southern portion of the lot. The ground floor is made up of a sanctuary and some offices. The second floor is a fellowship hall in need of significant renovation. As part of the sales price developers will renovate the entire second floor and construct (2) levels of parking for the exclusive use of the church. Please refer to page 4 of the Offering Memorandum.

The Claremont will be constructed on the parking lot site and will provide on-site parking for the new apartments as well as the existing church on separate levels. The Claremont will be a market-rate multifamily residential building consisting of 129 units. The make-up will be 13 studio apartments, 57 one-bedroom apartments, 19 one bedrooms plus den and 40 two-bedroom apartments. There will be three levels of enclosed parking above grade and one level below grade. The top of the parking facility (3rd floor) will be an amenities level consisting of a large outdoor common terrace plus interior amenities such as lobby/ lounge, concierge, community room, resident daycare facility, yoga room, fitness center, bicycle storage, mail package room, tenant storage spaces, and four electric vehicle charging stations.

The location of the property is perfect for commuters to New York City and is within a 10 minute walk to Mount Vernon East train station which is a 27 minute commute to Grand Central Station and one half mile to the east is the Hutchinson River Parkway.

### Zoning

14 North Columbus Avenue, located in Mount Vernon is zoned both RMF-6.75 (Multi-Family) and NB (Neighborhood Business). As of right, RMF-6.75 allows for buildings of 3 stories with 40% lot coverage. Since the proposed project is larger than current zoning allows, the seller will close when entitlements are in place.

### The Process

Property inspections and tours must be organized and scheduled through the exclusive sales agent listed below.

You are not permitted to access the property on your own.

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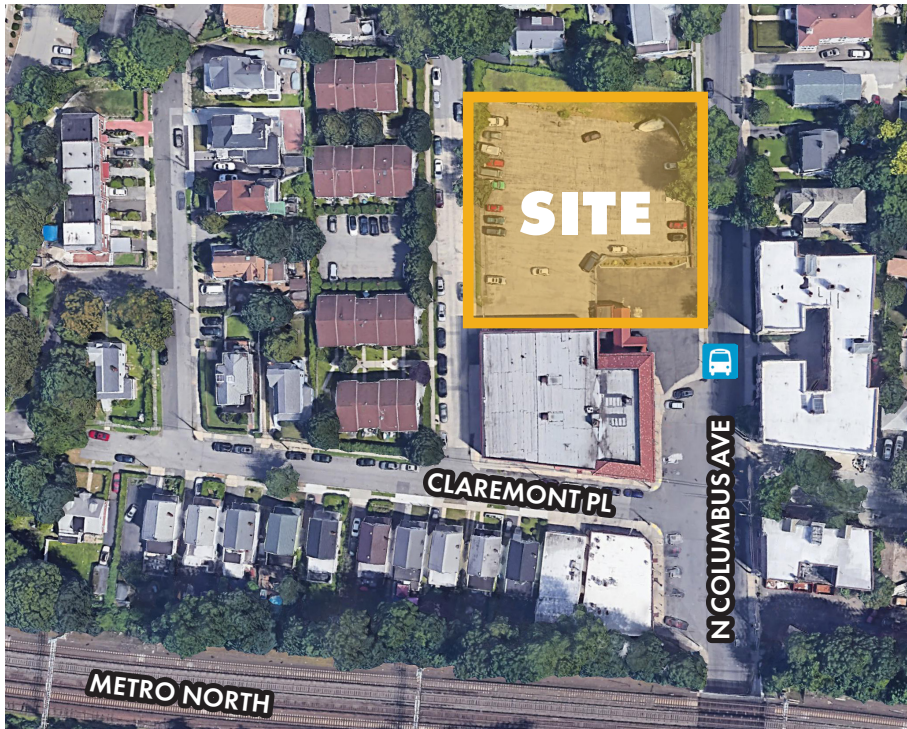
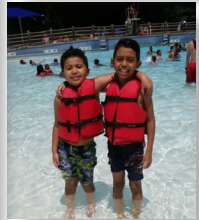
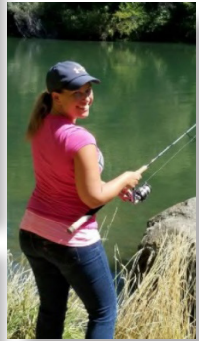
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## PROPERTY OVERVIEW

The site is situated on the east side of Mount Vernon, Westchester County, NY, and abuts the Village of Pelham to the East. It is a ten minute walk to the Mount Vernon East train station, a ten minute walk to Holmes Elementary school to the North and a eight minute walk to Wilson Woods Park to the East. The park is thirty three acres and contains amenities and facilities for a variety of activities including fishing, hiking, ice skating, picnicking and swimming.



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## PROJECT SUMMARY

**SITE AREA:** 36,000 SF

### FLOOR AREAS:

Below grade parking: 31,548 SF

On grade parking: 31,548 SF

First floor lobby/parking: 31,548 SF

Second floor parking: 31,548 SF

Third floor residential: 14,980 SF

Fourth through tenth: 14,980 SF

Penthouse 1: 12,918 SF

Penthouse 2: 9,656 SF

## DEVELOPMENT SUMMARY:

- Construction of the multifamily building plus two levels of parking (1<sup>st</sup> and 2<sup>nd</sup> floor) for the multifamily building.
- Construction of the below grade and on grade parking for the Church, including a dedicated two stop elevator.
- Construction of an interior fit out in the existing Church for an open Fellowship Hall, including kitchen and bathrooms.

**BUILDING AMENITIES:** Electric Vehicle Charging Stations, Outdoor common terrace, Tenant storage, Bicycle storage, Lobby lounge, Mail package holding room, Community room, Yoga room, Daycare facility, Fitness center, Wi-fi throughout, Cellular service throughout.



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ZONING

ZONING

267 Attachment 1

City of Mount Vernon

**Schedule of Dimensional Regulations  
Residential Districts  
[Amended 7-8-2009 by L.L. No. 2-2009]**

District	Maximum Dimensional Requirements					Minimum Dimensional Requirements							
	Floor Area Ratio	Building Height		Coverage (%)		Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Lot Width and Frontage	Yards (See Note 2)				
		(stories)	(feet)	Buildings	Imper-vious Surfaces				Front (feet)	Side		Rear	
									For Principal Use (feet)	For Accessory Structures (feet)	For Principal Use (feet)	For Accessory Structures (feet)	
R1-7 One-Family Residence	0.35	3	35	25	45	7,000	—	75	25	Each: 7 Combined: 18	(See Note 2)	20	3
R1-1H One-Family Townhouse Residence	—	3	35	20	35	200,000	7,800	500	25	30	N/A	40	N/A
R1-4.5 One-Family Residence	—	3	35	35	50	4,500	—	50	20	Each: 5 Combined: 12	(See Note 2)	20	3
R1-3.6 One-Family Residence	—	3	35	40	60	3,600	—	40	20	Each: 5 Combined: 12	(See Note 2)	20	3
R2-4.5 Two-Family Residence	—	3	35	40	70	4,500	2,250	50	20	Each: 5 Combined: 12	(See Note 2)	20	3
RMF-6.75 Multifamily Residence	—	3	35	40	70	6,750	2,250	75	20	Each: 7 Combined: 18	(See Note 2)	20	3
RMF-10 Multifamily Residence	—	3	42	40	70	10,000	1,200	75	20	15	(See note 2)	25	3
RMF-15 Multifamily Residence	—	—	70	40	70	15,000	2,250 per unit for the first two, 660 for each additional unit	100	20	20 or 1/3 the height of the highest principal building, whichever is more restrictive	(See Note 2)	25	3
RMF-SC-25 Multifamily Senior Citizen Residence	—	—	90	50	80	25,000	350	100	10	15	(See Note 2)	20	3
H-1 Hospital	—	10	120	80	100	—	—	50	—	(See Note 1)	(See Note 2)	(See Note 1)	3

**NOTES**

- Where any parcel is contiguous to a residence district, an abutting side yard shall be five feet for the first two stories plus three feet for each additional story thereafter, and an abutting rear yard shall be 15 feet for the first two stories plus two feet for each additional story thereafter.
- See § 267-13.

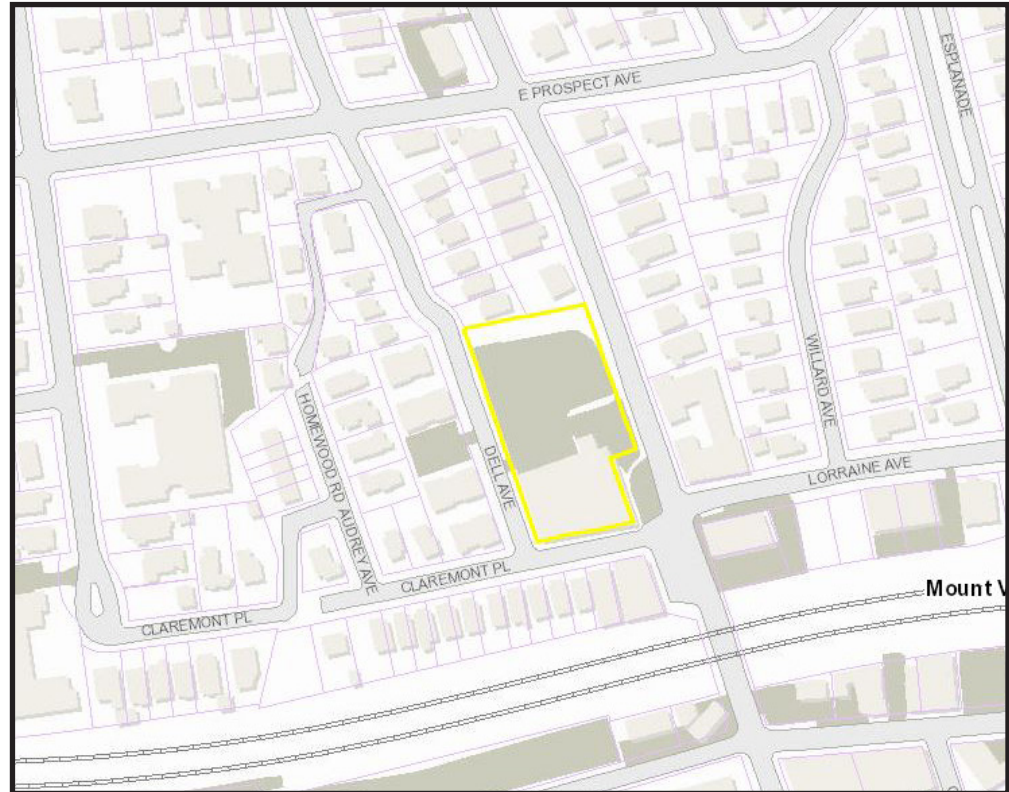
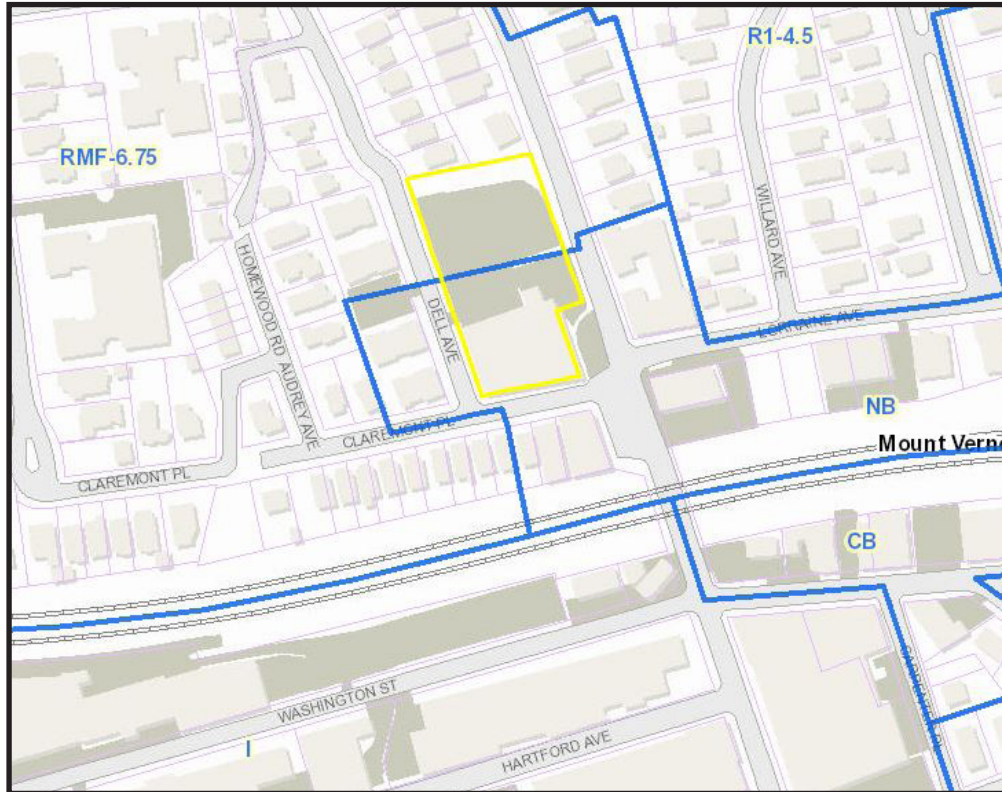
267 Attachment 1:1

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ZONING







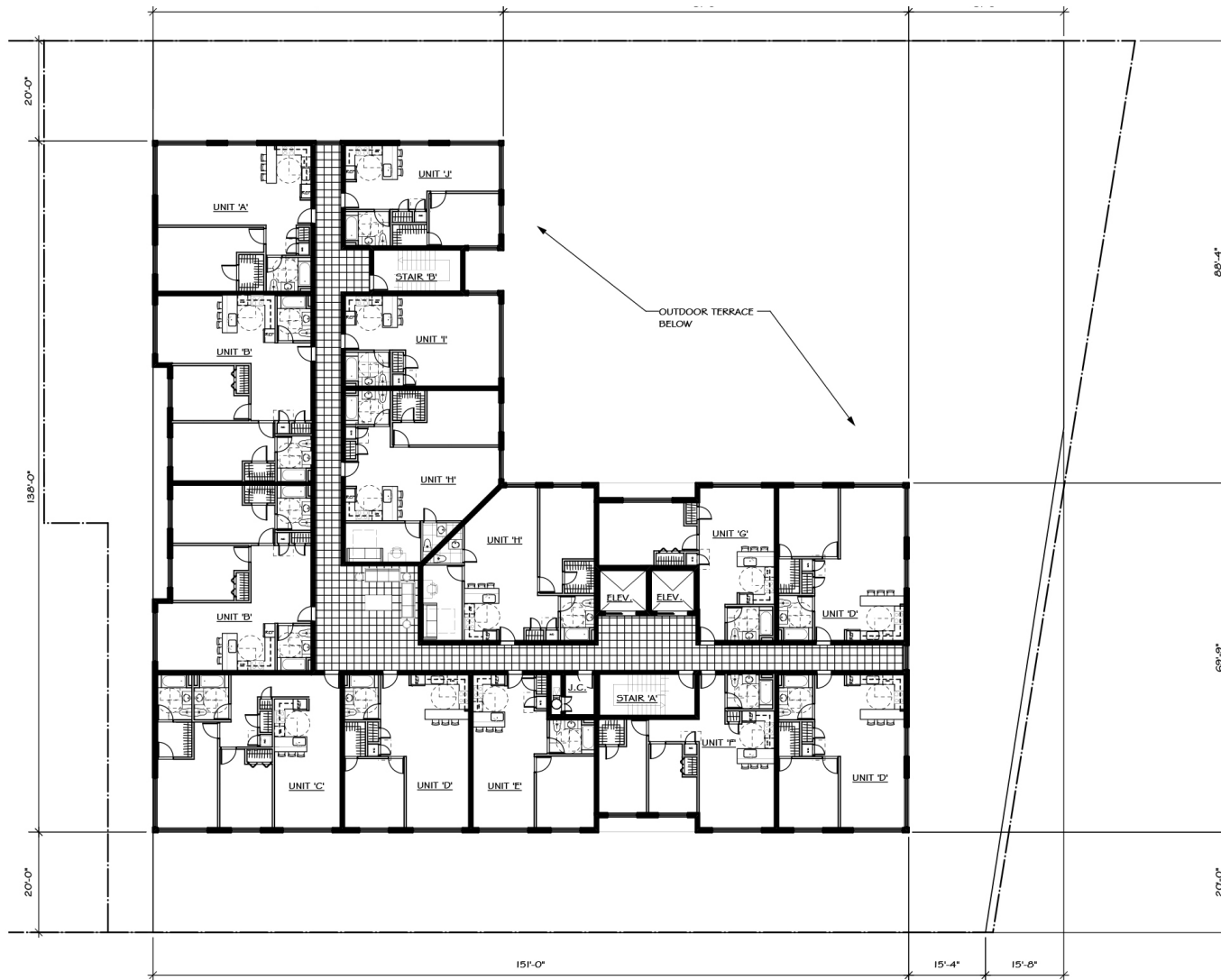


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## TYPICAL FLOOR PLAN





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## AMENITIES

Lobby



Kitchen



Living



Fitness



Two Bed + Den



Yoga



Mail



Playroom/Daycare



Bike



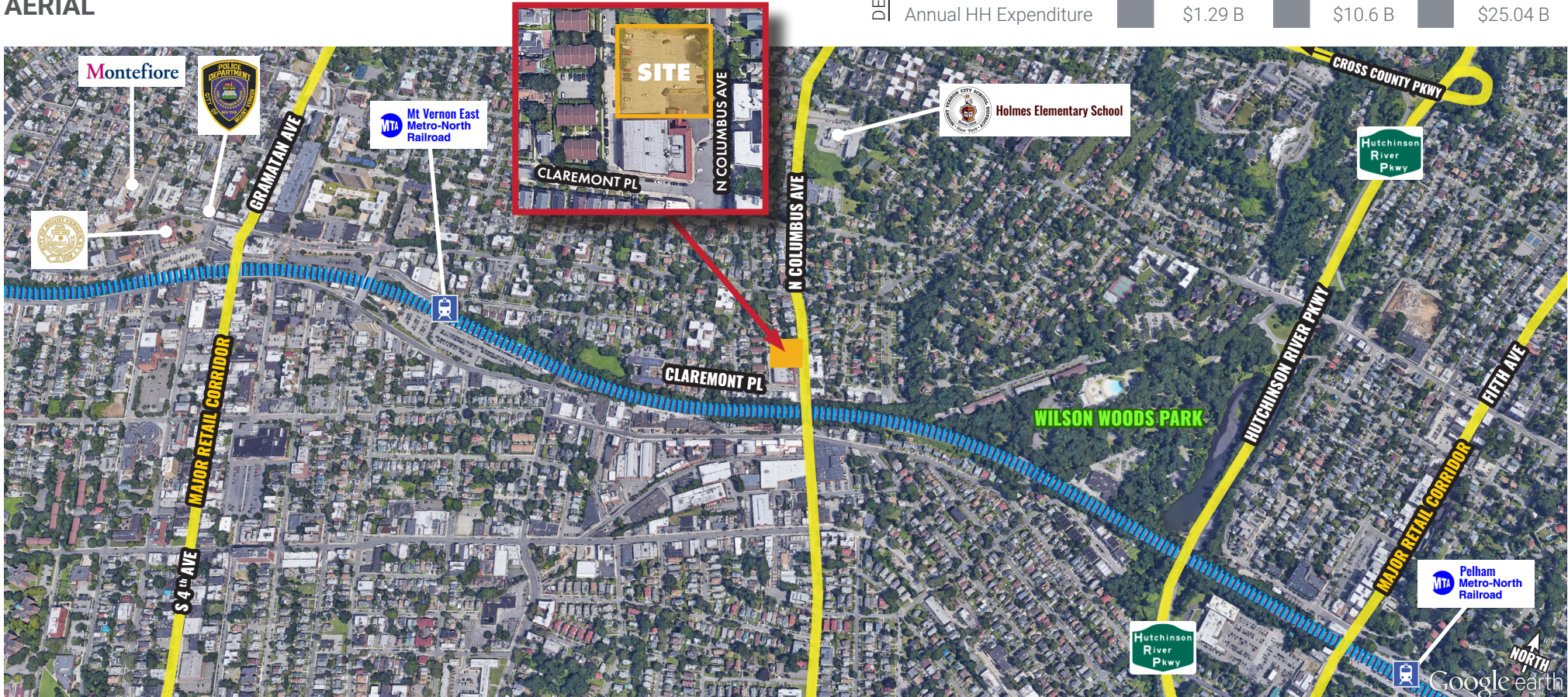
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AERIAL



DEMOGRAPHICS	1 MILE			3 MILES			5 MILES		
	Population	48,860	361,921	905,663	19,377	142,396	352,410	\$92,879	\$108,469
Number of HouseHolds	19,377	142,396	352,410	35,439	240,620	580,724	\$1.29 B	\$10.6 B	\$25.04 B
Average HH Income	\$92,879	\$108,469	\$102,233						
Daytime Population	35,439	240,620	580,724						
Annual HH Expenditure	\$1.29 B	\$10.6 B	\$25.04 B						



Quick access to Hutchinson River Pkwy & Cross County Pkwy

Easy access to Beeline #55  
 .5 Mile to Metro North Mt Vernon East Station

LOCAL RETAILERS INCLUDE:



**RM FRIEDLAND**

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