

The logo for LinkNY Realty, featuring the word "linkny" in a bold, lowercase sans-serif font with a red triangle above the "y", and the word "REALTY" in a smaller, uppercase sans-serif font below it. The logo is set against a white circular background.

linkny
REALTY

PRESENTS

DEVELOPMENT OPPORTUNITY

50 N BROADWAY, YONKERS, NY

LINKNYREALTY.COM



ABOUT LINK NY REALTY

We specialize in connecting motivated sellers with active investors across New York's ever-evolving real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

20+

Years of
Operations

\$65M +

Closed Sale Volume in
the Past 12 Months

\$1B +

Closed Sales Volume
Overtime

100%

Listings Sold = Happy
Clients

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PROPERTY OVERVIEW

UNLOCK POTENTIAL IN THE HEART OF YONKERS



Link NY Realty is pleased to present an exceptional development opportunity in the vibrant **Downtown Mixed-Use (DMX)** zoning district of Yonkers.

This **25 ft x 83 ft lot**—currently operating as a church—has received official approval for sale by the New York State Attorney General’s Office. The property is being sold AS IS, offering a rare opportunity for transformation in one of Yonkers’ most visible corridors.

Whether you’re envisioning residential units above ground-floor retail, a community center, or a creative mixed-use concept, this site is a blank canvas in a zoning district designed for growth.

ZONING AND DEVELOPMENT POTENTIAL

Zoning: DMX (Downtown Mixed-Use)

- Mixed-use development permitted
- Ground-floor commercial required
- Maximum base height: 66 ft
- Tower development permitted above podium
- No specified height limit

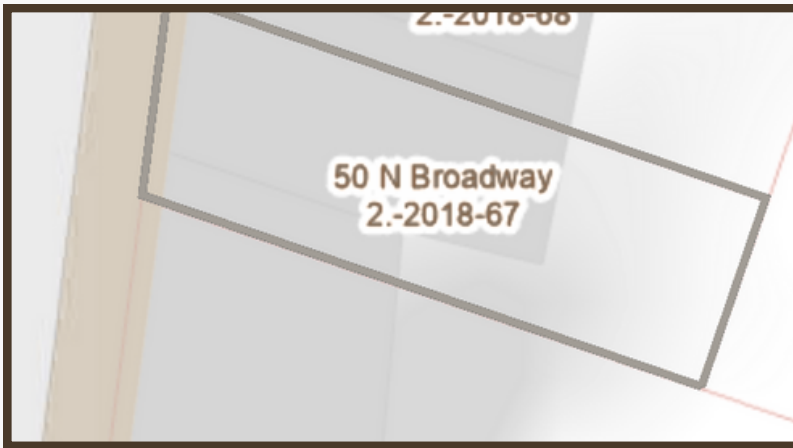
This flexibility allows for creative, multi-dimensional development aligned with the evolving urban fabric of Yonkers.



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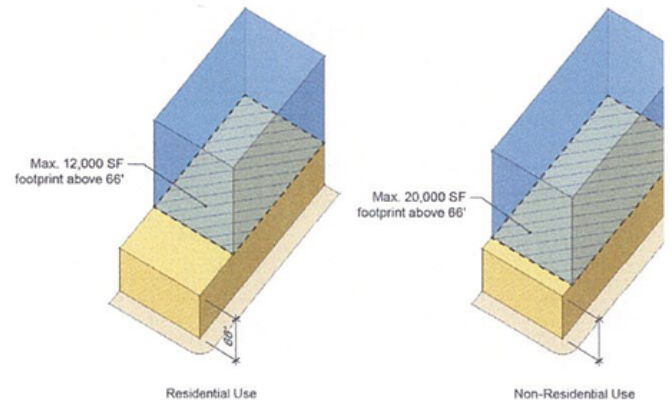
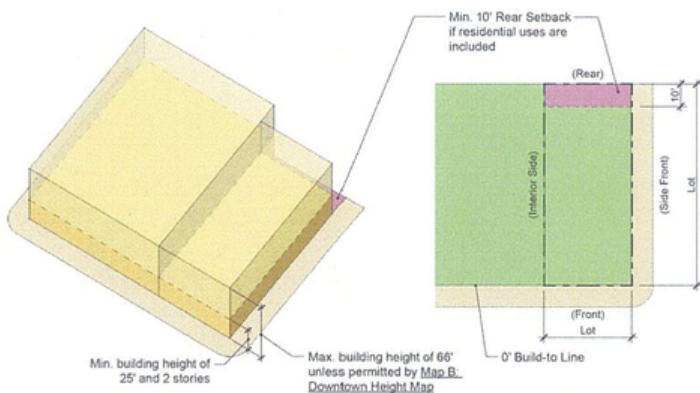
LOCATION HIGHLIGHTS

A PRIME YONKERS ADDRESS WITH BUILT-IN VISIBILITY



Strategically located along North Broadway, this site benefits from:

- High foot traffic and daily vehicular exposure
- Proximity to major transit options
- Surrounding retail, dining, and civic anchors
- Easy access to waterfront, highways, and NYC



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INVESTMENT HIGHLIGHTS



WHY 50 N BROADWAY?

- Approved by NYS Attorney General for sale
- DMX zoning with generous development allowances
- Central, high-visibility location
- Strong neighborhood demographics and demand
- Sold AS IS – Ready for transformation

Whether you're a seasoned developer or a forward-thinking investor, 50 N Broadway represents a strategic acquisition with long-term upside.

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GET IN TOUCH



VALON NIKÇI
LICENSED RE BROKER/OWNER

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WE HAVE ACCESS TO:

- Foreclosures
- Auctions
- Investment Properties
- Vacant Lots
- Development Opportunities

LET'S MAKE IT HAPPEN!

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