# Mamaroneck | New York 329-331 Waverly Avenue

10,125 SF

**EXCEPTIONAL WAREHOUSE & INDUSTRIAL OPPORTUNITY** 



CHRISTIE'S

INTERNATIONAL REAL ESTATE

—— GROUP

COMMERCIAL DIVISION

ASKING \$1,825,000

### PROPERTY HIGHLIGHTS

• **Size:** 10,125 SF with 12–16 ft. ceiling heights

• Lot Size: 0.20 Acres

Zoning: M-1 Manufacturing
 District

 Drive-In Doors: Two existing (potential for a 3rd)

• **Power**: 400–800A / Heavy

Utilities: Gas fuel, public water
 & sewer, lighting, heating

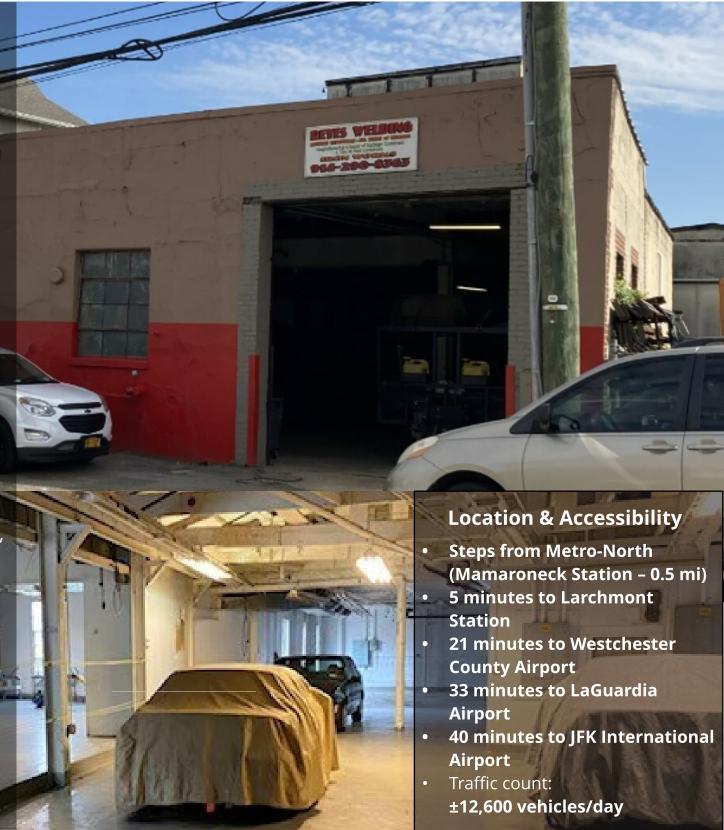
Warehouse Features: Floor drains for industrial use

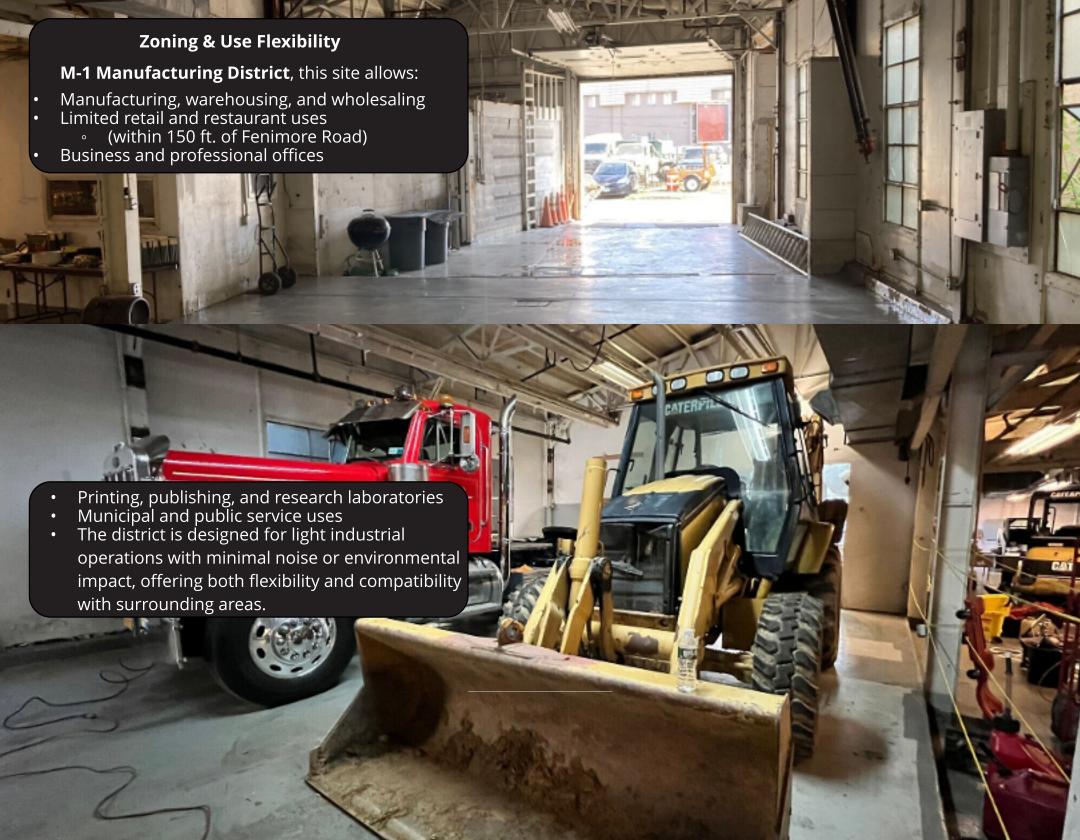
 Accessibility: Excellent highway, rail, and airport connections

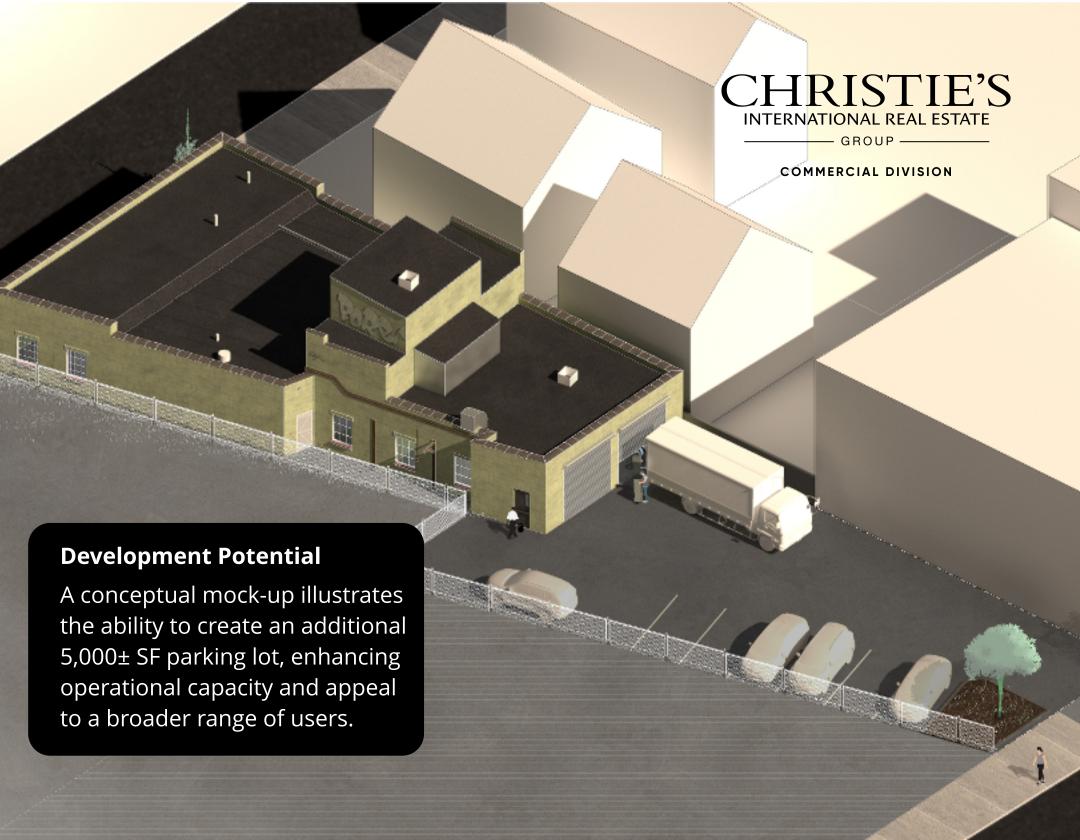
Development Potential:
 Conceptual plan for 5,000± SF
 parking lot

• **2025 Taxes:**\$21,918

• Owner-User Opportunity: Immediate occupancy potential









#### PROPERTY INFORMATION



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An exceptional opportunity to own a **10,125± SF** versatile commercial property in the heart of Mamaroneck's thriving industrial corridor. Featuring **12–16 ft. ceiling heights**, two overhead drive-in doors (with potential for a third), and flexible **M-1 Manufacturing District** zoning, this property is ideally suited for a variety of industrial, commercial, and mixed-use applications.

The building's prime location—steps from Metro-North and minutes from I-95 & I-287—offers unmatched accessibility for both workforce and logistics. With strong market fundamentals, including historically low industrial vacancy rates in Westchester County, this property represents a rare owner-user or investment opportunity with long-term upside.

#### **Financing Scenario (Assumption)**

For marketing pro formas; adjust to buyer/lender terms as needed.

- LTV:65%
- Loan Amount:\$1,186,250
- Equity (Down Payment):\$638,750
- Interest Rate:6.75% (25-yr amortization)
- Annual Debt Service:\$98,351

#### Levered Returns (Year 1, based on the above)

- Pre-Tax Cash Flow:\$83,024
- Cash-on-Cash Return:13.00%
- Debt Coverage Ratio (DCR):1.84x
- Principal Reduction (Yr 1):\$18,856
- Total Return (Yr 1):\$101,879(Cash Flow + Principal)
- Total Return on Equity (Yr 1):15.95%

#### **Demographics**

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Radius	Population	Households	Median HH Income	Daytime Employees
1 Mile	17,925	6,665	\$134,727	9,506
3 Miles	85,441	29,865	\$173,032	37,407

#### **Investment Overview**

Price: \$1,825,000

**Building Size: 10,125 SF** 

Price/SF: \$180.25

Performance Proforma (Unlevered)

Gross Scheduled Income (GSI): \$212,625

Other Income: \$0

Vacancy Cost: \$0

Effective Gross Income (EGI): \$212,625

Operating Expenses: \$31,250

Net Operating Income (NOI): **\$181,375** 

Capitalization Rate (NOI / Price): 9.94%

NOI ÷ Sale Price)

Cash-on-Cash Return (Year 1):8.66%

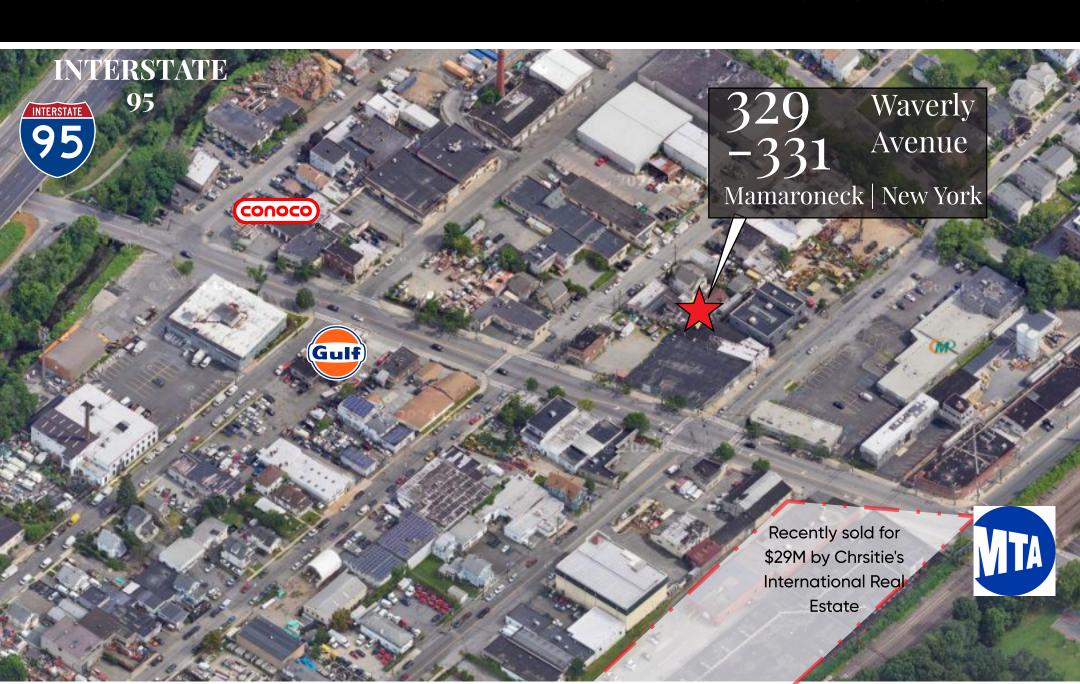
**Total Return (Year 1):\$117,651** 

(Pre-Tax Cash Flow + Principal Reduction)

## LOCATION



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