

95 Buena Vista Avenue, Yonkers, New York 10701, Westchester County

Listing

MLS#: **940677**
 Status: **Active**
 Recent: **05/13/2026 : New Listing**

Prop Type: **Residential Income**
 Sub Type: **Quadruplex**

Price: **\$1,579,000**
 DOM/CDOM: **2 / 2**



1 / 49

City/Township: **Yonkers** County: **Westchester County**
 Post Offc/Town: **Yonkers** Manhattan Sect:
 Total # of Bedrooms: **0** Senior Comm: **No**
 Total # of Baths (full, half, & partial): Building Area Total Sqft: **7,398 Public Records**
 Architect. Style: **Colonial** Waterfront: **No**
 Yr Built: **1907** Water Frontage Length:
 Yr Blt Effective: Water Access: **No**
 Property Cond: **Actual, Updated/Remodeled** Lot Size SqFt: **6,098**
 Acre(s): **0.14** Lot Size Dim:

Public Remarks

Rare value-add opportunity in the heart of Downtown Yonkers. 95 Buena Vista Avenue is a solid all-brick 6-unit multifamily building, offering approximately 7,398 square feet across three stories on a 6,098 sf lot. The property features six spacious 2-bedroom, 1-bath apartments (12 bedrooms and 6 full baths total), a renovated finished basement great for storage bonus room, and a rare 3-car attached garage with additional driveway parking. Three apartments have been fully renovated, including updated kitchens and bathrooms, giving the next owner modernized units and long-term upside potential. The property offers flexibility with several vacant units and remaining tenants currently month-to-month with no leases in place who have expressed willingness to vacate. Major updates include a roof approximately 5 years old, boiler less than 5 years old, and windows replaced within the last 15 years. Heat and hot water are provided by a central oil-fired boiler, while each apartment is separately metered for gas and electric with gas cooking in every unit. Located minutes from Metro-North, Bee-Line buses, shopping, dining, and the revitalized Yonkers waterfront, this property sits in one of Westchester County's fastest-growing and most walkable neighborhoods. Ideal for investors, 1031 exchange buyers, or owner-occupants looking for strong income potential and long-term upside. Please note that the square footage on the floor plan only reflect the basement and the three renovated vacant apartments. The other three occupied units are not included. Total building size is approximately 7,398 sq. ft.

Units

Units Total: **6** Total Vacancies: **3**
 # of 1 Bedrooms: **0** # of 2 Bedrooms: **0** # of 3 Bedrooms: **0** # of 4 Bedrooms: **0**

Interior Features

Interior: **Eat-in Kitchen** Fireplace: **No**
 Flooring: Attic:
 Basement: **Yes, Finished, See Remarks, Storage Space**
 Furnished:
 Furnishings:

Exterior Features

Lot Feat: **Level, Near Public Transit, Near Shops**
 Garage/Spaces: **Yes/3.0** Carport/Spaces: **No** Parking Fee:
 Parking: **Assigned, Driveway, Garage, On Street**
 Construction: **Brick** Foundation: **Block**
 Location Desc: Road Responsibility: **Public Maintained Road** Road Frontage: **Municipal**
 View: Other Structures: **Garage(s)** Fencing:
 Pool: **No** Patio/Porch Feat:

Systems & Utilities

Cooling: **Wall/Window Unit(s)** Sewer: **Public Sewer**
 Heating: **Oil, Radiant** Water: **Public**
 Utilities: **Electricity Connected, Natural Gas Connected, Sewer Connected, Trash Collection Public, Water Connected** Water/Sewer Expense:
 Electric Co: **Con-Edison** Other Equip:
 # Electric Meters: **7** # Gas Meters: **6**
 # Heat Units: **1** Tenant Pays: **Electricity, Gas**

Community/Association

Elem Sch Dist: **Yonkers** Elem Sch: **Yonkers (School Choice)**
 Middle Sch Dist: **Yonkers** Middle Sch: **Yonkers (School Choice)**
 High Sch Dist: **Yonkers** High Sch: **Yonkers (School Choice)**

Property/Tax/Legal

Tax ID#: [1800-001-000-00510-000-0010](#) Taxes Annual: **\$19,043.00** Tax Year: **2025**
 Taxes Include: Assessed Value: **\$15,500** Tax Source: **Municipality**
 Property Attchd: **Yes** Zoning Code: Flip Tax:

Agent/Broker Info

List Office: [Keller Williams Realty Group \(KWREAL\)](#)
Office Phone: **914-713-3270**

List Agent: [Dennis B. Aboagye \(62469\)](#) 
Contact #: **914-648-1698**
LA Email: daboagye@kw.com

Showing

Showing Rqmts: **Appointment Only** Showing Contact Ph: **914-648-1698**
Showing Instructions: **Email or text Dennis Aboagye for showings** Showing Contact 2 Ph:
Directions: **Saw Mill River Parkway to Executive Boulevard/Buena Vista Avenue exit. Follow Buena Vista Avenue to #95. Use GPS/Waze for best route.**

Listing/Contract Info

Addl Fees: **No** Addl Fee Desc:
Seller to Consider Concession: **No** Concession Amount Considered:
Listing Contract Date: **05/11/2026** Owner Name: **MEM** Negot Thru: **Listing Agent**
On Market Date: **05/13/2026** Expiration Date: **05/11/2027** Listing Terms: **1031 Exchange, Cash, Conventional**

Contract Date: Contract Price:
Listing Agreement: **Exclusive Right To Sell** Orig List Price: **\$1,579,000** CDOM: **2**
Special Listing Conditions: **None** \$/SqFt: **\$213.44**

Agent Only Remarks: **This 6-family building is rent stabilized. Units 1L, 1R, 2L, are fully renovated apartments. The basement, additional storage space bonus room and is not represented as a legal residential apartment. The remaining three units can be delivered vacant at closing. The property features 6 gas meters and 7 electric meters. The square footage on the floor plan only reflect the basement and the three renovated vacant apartments. The other three occupied units are not included. Pre-approval or proof of funds must be submitted prior to scheduling showings. All offers must be submitted in writing with pre-approval or proof of funds to daboagye@kw.com. DHCR documents, along with the income and expense sheet, are available upon request.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.