



HOULIHAN LAWRENCE
COMMERCIAL

Approved Luxury Townhome & Apartment Development Site

637 N Barry Ave, Mamaroneck, NY 10543

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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Property Description

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Property Description

Rare Opportunity: Shovel-Ready Project with Full Approvals

This is an exceptional chance to acquire a fully approved development site in the highly desirable Village of Mamaroneck. Located at 637 N. Barry Avenue, this 0.23-acre parcel (Section 4, Block 18, Lot 23) is zoned C-1 and primed for the construction of four luxury townhome-style and two apartment residential units (one affordable). The townhomes are 3 bed / 2 bath with 1,071 SF, and the apartments are 1 bed / 1 bath with 539 SF. The project has received unanimous approval from the Mamaroneck Planning Board, minimizing delays and allowing for immediate commencement of construction.

Location Description

637 N. Barry Avenue is situated in the desirable Murray Avenue neighborhood of Mamaroneck, NY, offering a convenient and walkable lifestyle. The location is within close proximity to the Mamaroneck Avenue School, Columbus Park, and local shops and restaurants, fostering a strong sense of community. Residents benefit from easy access to the Mamaroneck Metro-North train station, providing a convenient commute to Manhattan. The neighborhood combines the tranquility of tree-lined streets with the accessibility of nearby amenities and recreational opportunities.

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Elevation

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① WEST ELEVATION
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"

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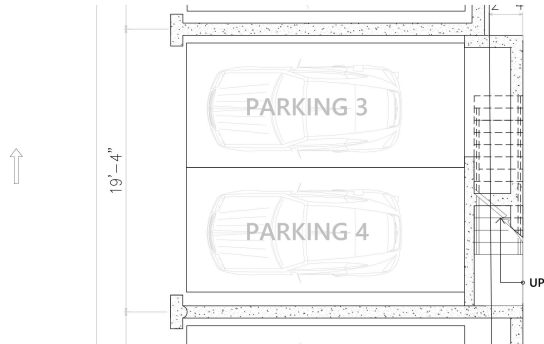
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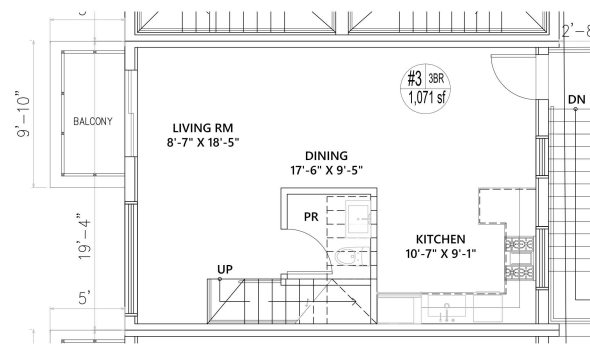
Unit Types

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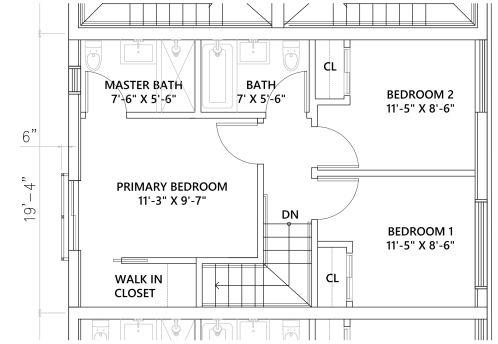
GARAGE LEVEL PLAN
1/4" = 1'-0"

Townhouse Garage



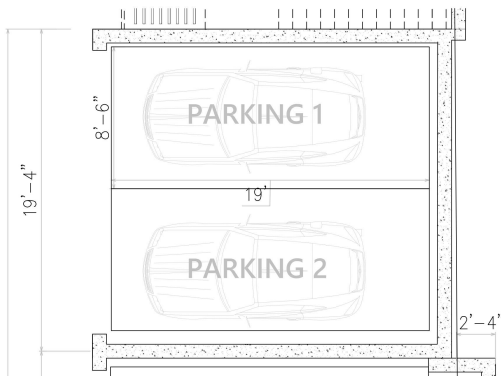
4 1ST FLOOR PLAN
1/4" = 1'-0"

Townhouse Floor 1

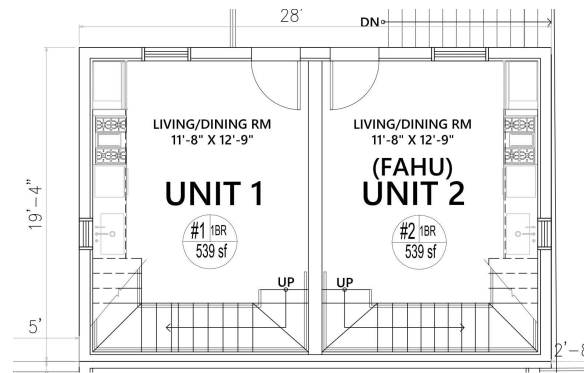


3 2ND FLOOR PLAN
1/4" = 1'-0"

Townhouse Floor 2

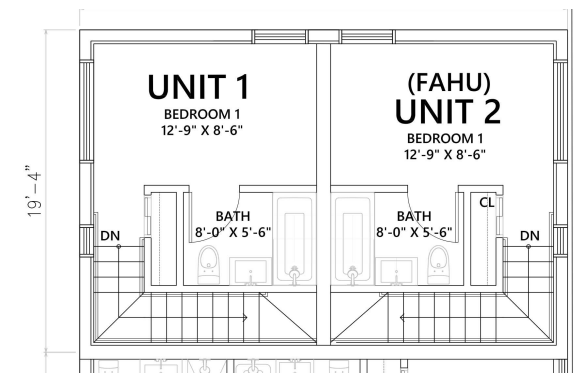


GARAGE LEVEL PLAN
Apartment Garage



1ST FLOOR PLAN
1/4" = 1'-0"

Apartment Floor 1



2ND FLOOR PLAN
1/4" = 1'-0"

Apartment Floor 2

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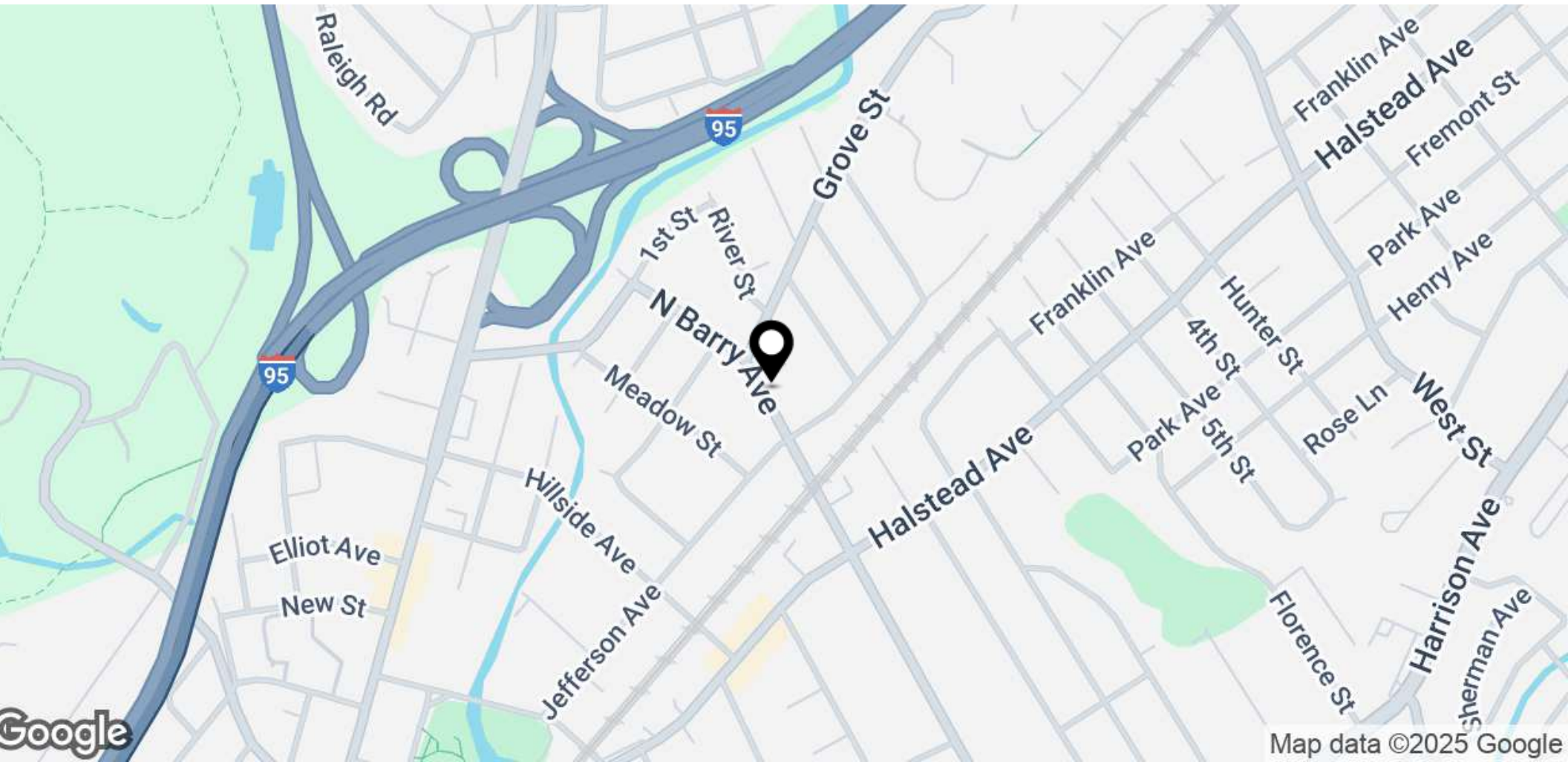
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Location Map

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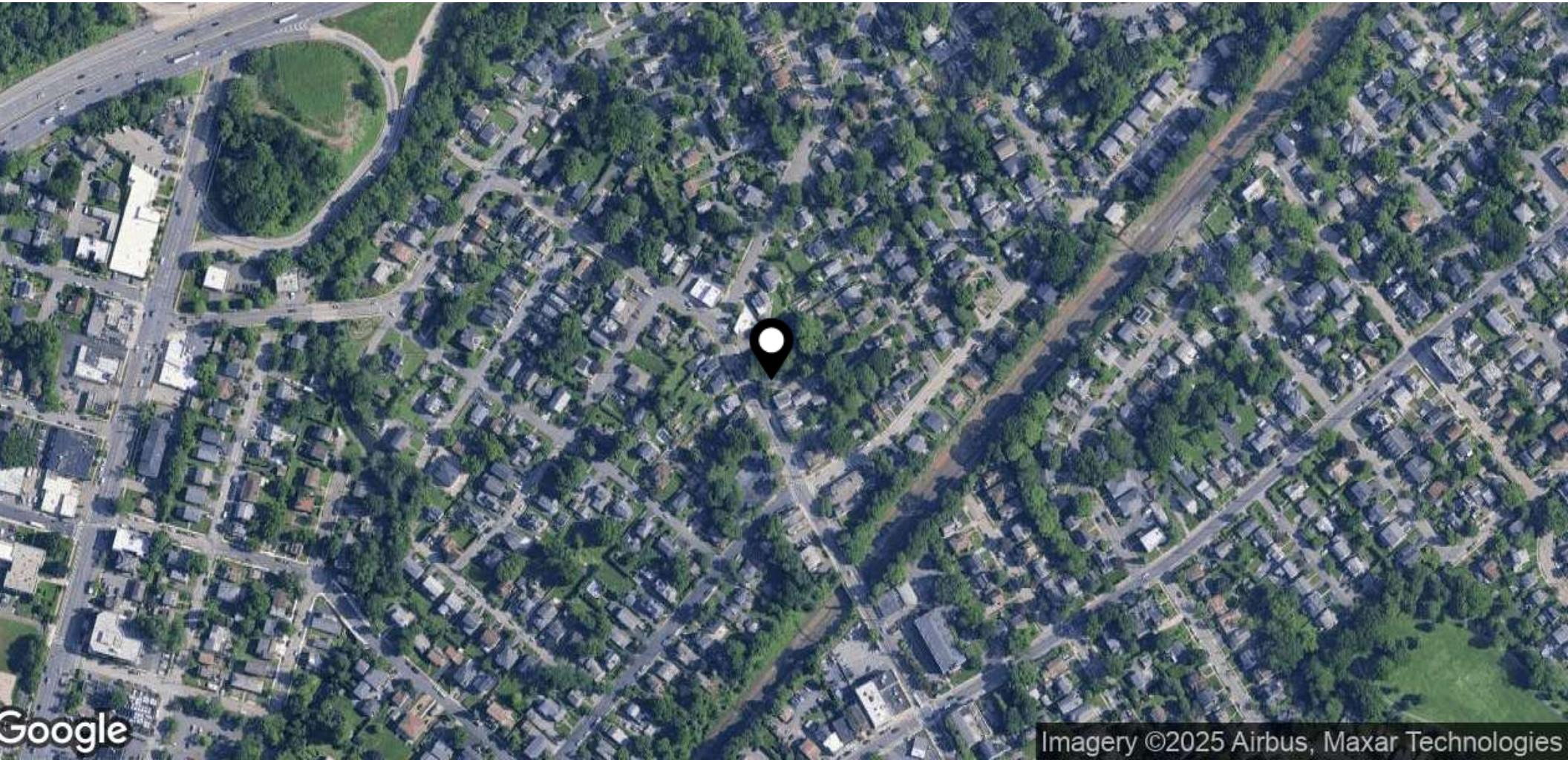
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Aerial Map

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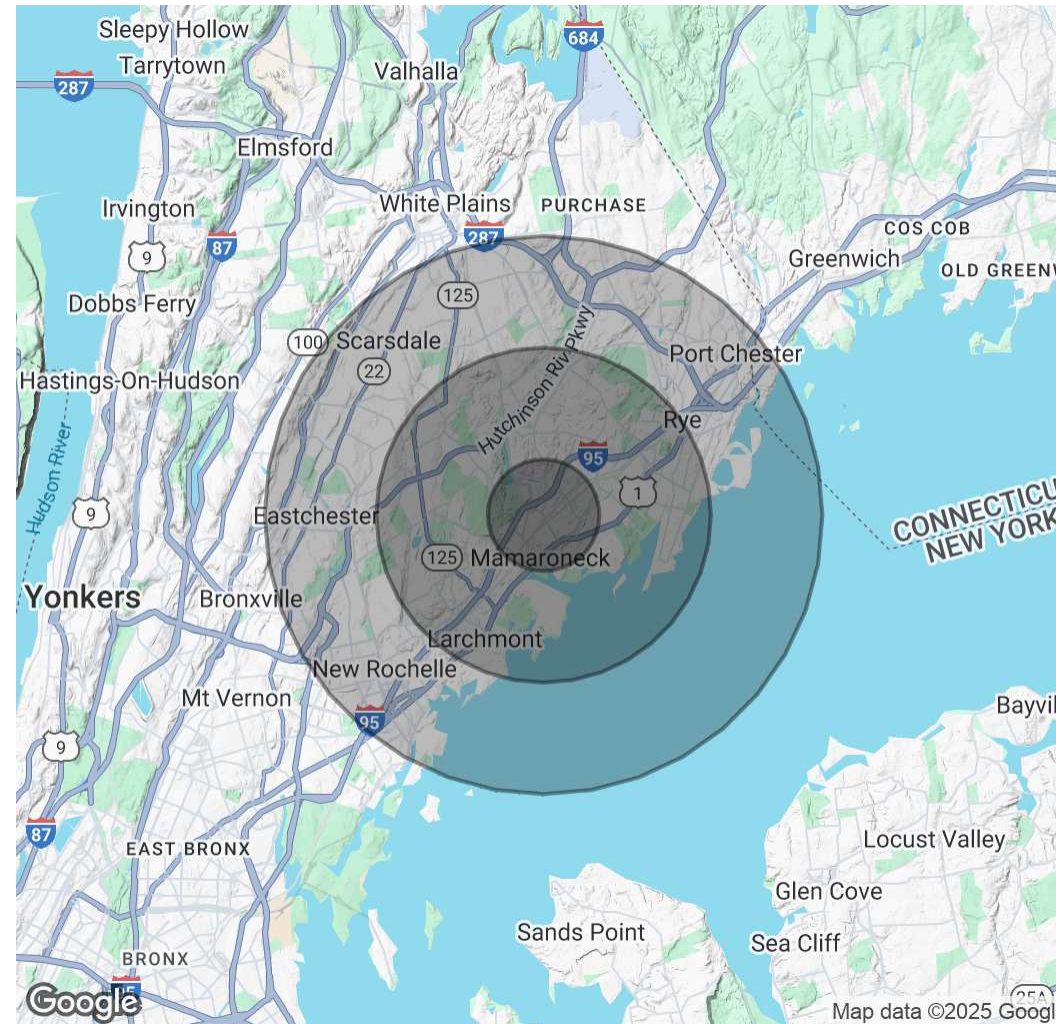
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	19,921	80,956	247,763
Average Age	40	41	41
Average Age (Male)	39	40	39
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,327	28,272	86,063
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$197,231	\$267,514	\$216,834
Average House Value	\$873,715	\$1,222,561	\$990,476

Demographics data derived from AlphaMap



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