

Agent Full

1952 Commerce Street, Yorktown Heights, New York 10598, Westchester County

MLS#: **825059**

Status: **Active**

Recent: **02/19/2025 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Mixed Use**

Price: **\$1,349,000**

DOM: **13**



City/Township:	Yorktown	County:	Westchester County
Post Offc/Town:	Yorktown Heights		
NYC Location:		NYC Nghbrhd:	
Village:		Hamlet/Loc.:	
Sub/Devel:		Stories In Unit:	
Yr Built:	1920	Stories in Bldg:	3
Yr Blt Effective:	2019	Liv Sqft (Est):	
Property Cond:	Actual	Sqft Total:	2,400 Other
Building Name:		Acre(s):	0.30
Waterfront:	No	Lot Size SqFt:	13,276
Water Frontage Length:		Leasable Area:	
Water Access:		Lease Amount:	
Business Type:	Mixed, Professional/Office, Residential	Business Name:	
Business Desc:			

Public Remarks

Unique Investment Opportunity in the Heart of the Yorktown Business District. Seize the chance to own one of the most coveted locations in the Yorktown Business District, offering unmatched visibility, high traffic, and easy access. This standout property features a potential mix of prime office space and luxury residential rentals along with its own 18-space parking lot—a rare find in this central location. Renovated down to the studs in 2019, the building boasts modern infrastructure while retaining its attractive, turn of the century appeal. Standalone signage is available, further enhancing visibility. Zoned for mixed-use including both office and residential spaces, with significant potential for expansion. Approved town plans allow for a boutique hotel, and there is additional potential to develop luxury condominiums or long-term rental units. Currently, the property generates steady income, having served for years as a successful Century 21 office with excellent foot traffic. Whether you're looking to enhance its current use or embark on a transformative development, this is a rare opportunity to acquire a premier property in the heart of Yorktown.

Improvement Remarks

Interior Features

Appliances:		# Residential Units:	Total Vacancies:
Laundry:		Fireplace:	
Flooring:		Elevator:	
Basement:	Yes, Partially Finished, Storage Space, Walk-Out Access		
Accessibility Feat:		Entry Level:	
Building Features:		Overhead Door Ht:	
Celling Height:		Office SqFt:	

Exterior Features

Lot Feat:			
Parking:			
Construction:	Frame		
Foundation:		Fencing:	
Location Desc:		Road Responsibility:	Road Frontage:
View:		Other Structures:	Security Features:
Pool:		Sprinkler System:	# of Buildings:
# of Docks:		# Drive-In Grade Lvl Doors:	# of Units Total: 3
Waterfront Feat:			

Systems & Utilities

Cooling:	Ductless	Sewer:	Public Sewer
Heating:	Natural Gas	Water:	Public
Utilities:	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected	Water/Sewer Expense:	
Electric Co:	NYSEG	Other Equip:	
Estimated MM Deduct:			
Utilities On Abutting Site:			

Property/Tax/Legal

Tax ID#:	5400-037-014-00002-000-0054	Taxes Annual:	\$26,473.61	Tax Year:	2024
Permitted Uses:		Assessed Value:	\$17,800	Tax Source:	
Building Class:		Build To Suit:		Investment Prop:	
Max Cont Sqft:		Min Divisible Sqft:		Zoning:	
Property Attchd:	No	# of Buildings:		# of Lots:	
Inclusions:					
Exclusions:					

Agent/Broker Info

List Office: [Coldwell Banker Realty \(CLBANS\)](#)

Office Phone: **914-232-7000**

Co List Off: [Coldwell Banker Realty \(CLBANS\)](#)

Co List Off Ph: **914-232-7000**

List Agent: [Barry Malawer \(12331\)](#) 

Contact #: **914-262-3590**

LA Email: bmawer@aol.com

Co List Agt: [Barry Synnott \(3672\)](#)

Co LA Cont #: **914-907-5487**

LA Email: barry.synnott@cbmoves.com

Showing

Showing Rqmts: **Call Listing Agent, No Lockbox, No Sign, See Remarks**
Showing Instructions: **Access extremely limited, tenant occupied. Tenants on one year leases. No access unless accompanied by a legitimate offer. Call LA for more information.**

Showing Contact Ph: **800-746-9464**

Sentri LB#/Desc:

Directions:

Virtual Tour Branded:

Virtual Tour Unbranded:

Listing/Contract Info

Cap Rate:

Income/Exp Info:

Tot Exp Year:

Financial Year:

Eff Gross Income:

Gross Income:

Ann Rental Income: **\$90,000**

Debt Info:

Net Oper Income:

Operating Expense:

Amortized Over:

Due In:

Seller to Consider Concession:

List Date: **02/19/2025**

Expiration Date: **12/31/2025**

Contract Date:

Listing Agreement: **Exclusive Right To Sell** CDOM: **275**

Close Date:

Buyer Financing:

Back On Market Date:

Cancellation Date:

Special Listing Conditions: **None**

Disclosures:

Documents Available:

Agent Only Remarks: **The property is currently rented with very limited access. Call the LA for additional information. Current rents: First Floor \$3,300 / Second Floor \$2,500 / Third Floor \$1,800. Sq foot breakdown First Floor 1200 sq ft / Second floor 730 sq ft / Third floor 400 sq ft. For the investor - builder, there is a current set of approvals for an 18 room boutique hotel project - The Gardena Hotel for future expansion.**

Concession Amount Considered:

Owner Name: **Jack Xiao**

Listing Terms:

Orig List Price: **\$1,349,000**

Close Price:

Seller Concessions:

Withdrawn Date:

Negot Thru: **Listing Agent**

\$/SqFt: **\$562.08**

\$/SqFt Sold: **\$562.08**

SP%LP/OL: **/**

Obligation Date:

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

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