



OFFERING MEMORANDUM | 356 KIMBALL AVENUE | YONKERS, NY

Exclusively Listed by

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KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583

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FOR SALE

356 Kimball Avenue Yonkers, NY 10704



Property Summary

Available SF:	4045
Building Class:	B
Building Size:	4045
Floors:	2
Frontage:	53'
Lot Size:	0.12A
Parking:	3 on-site + Valet
Property Type:	Retail
Purchase Price:	\$1,895,000
Year Built:	1955
Zoning:	Business (B)

Property Overview

356 Kimball Avenue, Yonkers, NY is a freestanding two-story restaurant property offered for sale in Southeast Yonkers. The building contains approximately 4,630SF on a 0.12± acre lot and is located just off Yonkers Avenue, a primary neighborhood commercial corridor. Long occupied by Tombolino Ristorante, the property features existing food-and-beverage improvements and strong street visibility, making it ideal for an owner-user, investor, or repositioning opportunity.

Location Overview

Located in Southeast Yonkers, the property sits near the intersection of Kimball Avenue and Yonkers Avenue, providing convenient access to local traffic and surrounding residential neighborhoods. The area benefits from consistent daily activity, public transportation access, and proximity to major roadways connecting Yonkers with the Bronx and greater Westchester County.

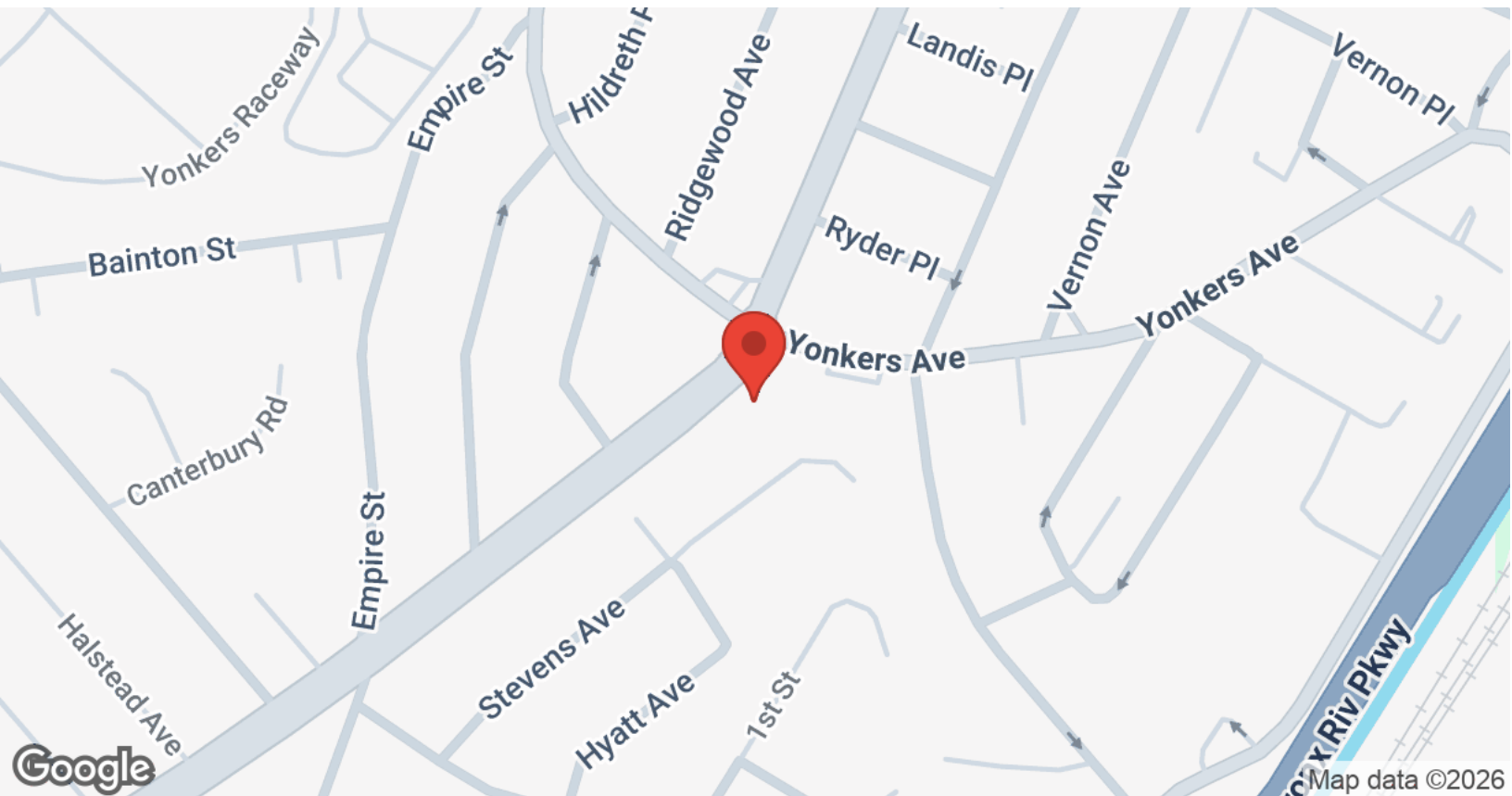
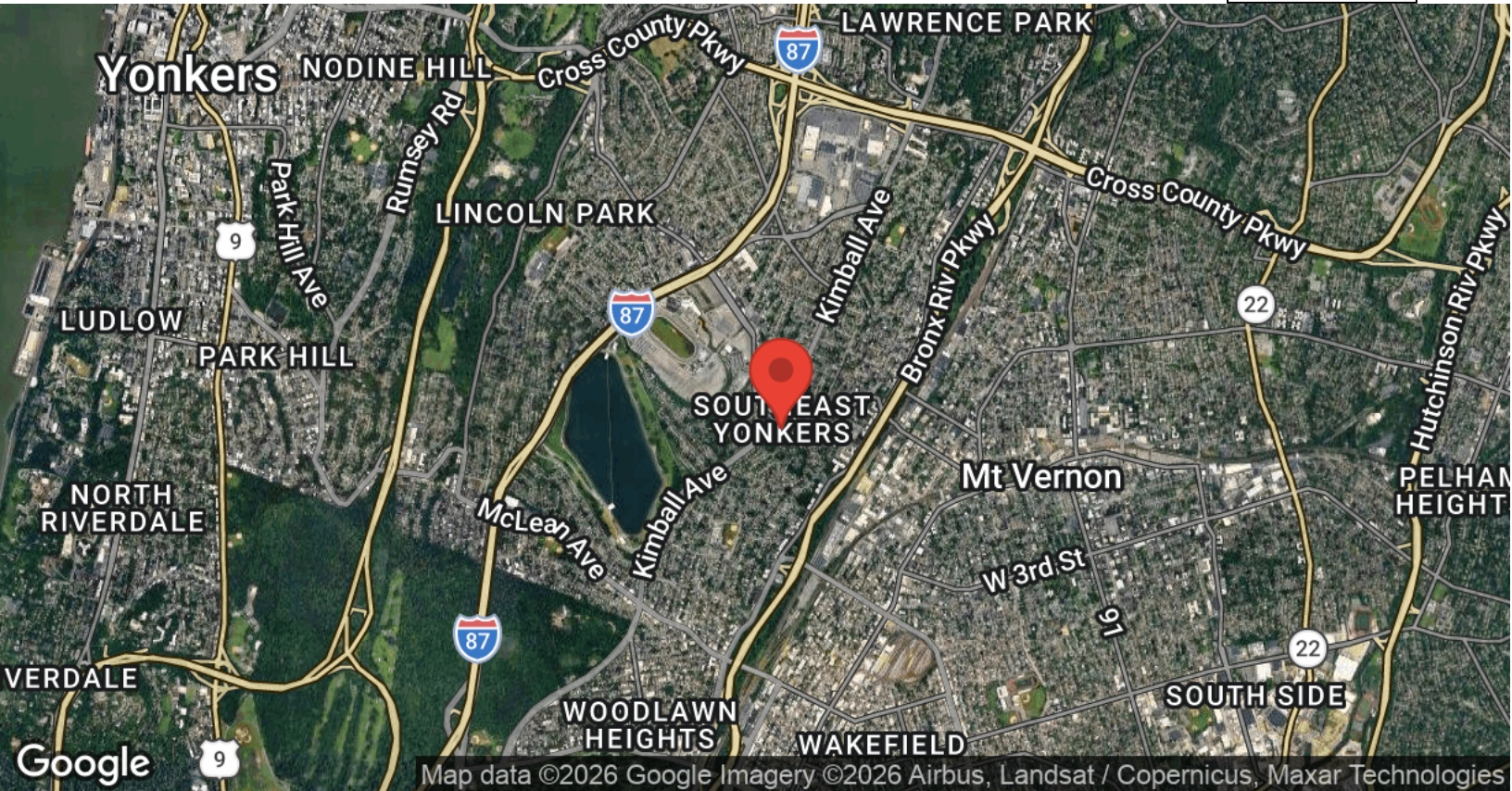
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LOCATION MAPS

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AERIAL MAP

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DEMOGRAPHICS

356 KIMBALL AVENUE



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	24,169	231,470	545,700
	Female	26,359	255,778	582,637
	Total Population	50,529	487,249	1,128,337
Race / Ethnicity	White	16,523	105,782	242,818
	Black	16,412	195,484	371,223
	Am In/AK Nat	35	292	790
	Hawaiian	5	49	226
	Hispanic	13,693	153,922	432,604
	Asian	2,799	23,583	62,510
	Multiracial	788	5,944	13,427
	Other	273	2,095	4,852
Housing	Total Units	20,914	204,014	473,999
	Occupied	19,396	185,429	426,777
	Owner Occupied	8,081	65,250	132,887
	Renter Occupied	11,315	120,179	293,890
	Vacant	1,518	18,585	47,221
Age	Ages 0 - 14	8,678	87,840	203,638
	Ages 15 - 24	6,239	63,623	148,286
	Ages 25 - 54	20,827	192,087	441,848
	Ages 55 - 64	6,610	62,017	140,746
	Ages 65+	8,174	81,681	193,820
Income	Median	\$95,946	\$74,096	\$68,679
	Under \$15k	2,170	25,465	63,521
	\$15k - \$25k	1,089	13,688	33,440
	\$25k - \$35k	1,036	12,255	29,851
	\$35k - \$50k	1,434	17,935	41,866
	\$50k - \$75k	2,277	24,234	58,982
	\$75k - \$100k	2,019	20,601	46,468
	\$100k - \$150k	3,556	27,221	60,154
	\$150k - \$200k	2,501	17,130	35,296
	Over \$200k	3,314	26,900	57,201

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DISCLAIMER

356 KIMBALL AVENUE



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The background image shows the exterior of a two-story building with a light-colored stucco upper level and a stone-clad lower level. A dark blue arched awning over the entrance features the text 'TOMBOLOS' in large serif letters and 'RISTORANTE & CATERING' in smaller letters below it. The entrance has a small porch with columns. Bare trees are visible in the background under a twilight sky.

TOMBOLOS

RISTORANTE & CATERING

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