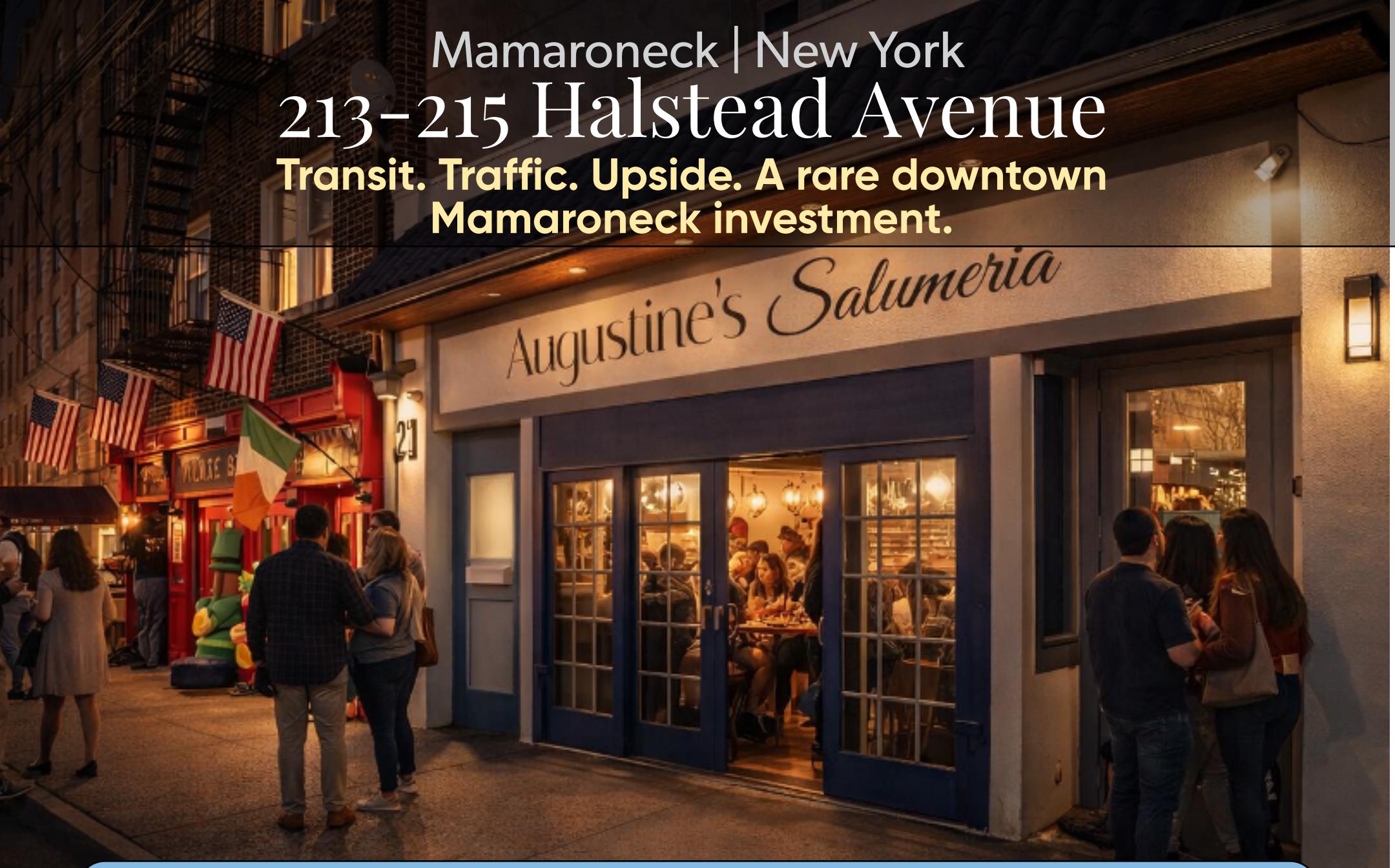


Mamaroneck | New York  
213-215 Halstead Avenue  
**Transit. Traffic. Upside. A rare downtown  
Mamaroneck investment.**



CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

FOR SALE: **\$1,095,000**

213-215 Halstead Avenue in Mamaroneck, New York is a prime transit-oriented commercial investment opportunity, offered for sale as a building only, and located directly across from the Mamaroneck Metro-North Train Station on the New Haven Line—one of Westchester County's most heavily trafficked commuter hubs. The property consists of approximately 2,600 square feet situated on a 25' x 104' lot and is currently occupied by a fully built-out restaurant, providing stable in-place income of \$86,472 annually at a 6.0% cap rate with escalation.



Zoned C-2 Central Commercial, the property allows for a wide range of commercial and mixed-use uses and offers meaningful future development upside, including the potential to add up to two additional stories, ideal for residential apartments, mixed-use redevelopment, or long-term value-add.

Strategically located just steps from Mamaroneck Avenue—widely known as “Restaurant Row”—the property is surrounded by a dense concentration of successful dining, retail, and service businesses and sits at the crossroads of Mamaroneck, Larchmont, and Harrison, drawing from multiple affluent Westchester communities.



# Neighborhood

The Mamaroneck Harbor and waterfront are only minutes away, adding to the area's strong lifestyle appeal. Traffic counts further reinforce the property's visibility and demand, with approximately 8,000 vehicles per day along Halstead Avenue and nearly 18,000 vehicles per day at nearby Mamaroneck Avenue, one of the village's busiest corridors. This location functions as a natural gateway between the train station, downtown Mamaroneck, and surrounding residential neighborhoods, ensuring consistent pedestrian and vehicular exposure.



The building benefits from strong street presence, excellent visibility, street parking, a large commercial kitchen, and a private dining room suitable for events or additional revenue streams, all within a Walk Score® of 96 ("Walker's Paradise").



# Property Overview

The surrounding demographics are exceptionally strong, with a **1-mile radius population of 17,401** and **median household income of \$127,542**, expanding to a **3-mile population of 81,567** and **median household income of \$176,275**, supported by nearly **35,000 daytime employees**. With **2025 taxes of \$15,510**, outstanding commuter access (including immediate rail service and proximity to Westchester County Airport, LaGuardia, and JFK), and a rare combination of**cash flow, location, and redevelopment potential**, 213 Halstead Avenue represents a compelling acquisition for **investors, developers, and 1031 exchange buyers** seeking long-term appreciation in one of Westchester County's most desirable and supply-constrained downtown markets.

**Confidentiality Notice:** *Do not speak to anyone at the restaurant regarding the sale of the building.*

*"Cap rate stability with development potential baked in."*

*Bryan Lanza - Director of Commercial Division at Christie's International Real Estate*



# LOCATION

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## Harbor Island, Mamaroneck, New York 10543





**Bryan Lanza**  
**Director of Commercial, Licensed**  
**Associate Real Estate Broker**  
**M: 914.262.2598 O: 914.262.2598**  
**blanza@ciregroupcommercial.com**  
**[www.CRECIRE.com](http://www.CRECIRE.com)**



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