



KLEIN
STONE
COMMERCIAL
AT HOULIHAN LAWRENCE



HOULIHAN LAWRENCE
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Mixed-use- or Retail Redevelopment

69 - 77 Pelham Rd, New Rochelle, NY 10805

Exclusively Represented By:

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OFFERING MEMORANDUM

Executive Summary

FOR SALE



Offering Summary

Price	\$2,690,000
Price / GSF	\$325
Buildings	2
Square Feet	8,276
Frontage Feet	165
69 Pelham Road	Existing Auto Repair Shop
69 Pelham Taxes	~\$20,000 annually
77 Pelham Road	Existing Tavern
77 Pelham Taxes	~\$22,000 annually

Property Overview

RETAIL / CANNABIS / MIXED-USE OPPORTUNITY | 69 - 77 Pelham Road, New Rochelle, NY
 Assemblage of 8,276 Square Feet with 165 feet of frontage on Pelham Road

Excellent Location for many retail uses including: Cannabis, Automotive, Retail, Mixed-use Residential and more.

69 Pelham Road |

Existing Auto Repair shop is approximately 1,600 sq ft and includes a 5 car parking lot on the side of the building. To be delivered vacant. Repair shop can be razed and lot paved to provide additional parking for new retail use at 77 Pelham Road. Taxes are approximately \$20,000 annually.

77 Pelham Road |

Existing Tavern is approximately 2,500 sq ft and can be delivered vacant to be retro-fitted for many uses. The 2nd floor consists of two market rate apartments (1 bedroom 1 bathroom, 2 bedroom 1 bathroom). Residential tenants are on a month-to-month lease (currently paying \$1,100/ month each- under market rents). Taxes are approximately \$22,000 annually.

Total Assemblage Asking Price: \$2,690,000

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Zoning

§ 331-56NB Neighborhood Business District.

See § 331-28C(2).

A. Permitted principal uses.

(1) Business, professional, or governmental offices.

(2) Stores and shops exclusively for sale at retail or the performance of customary personal services. Notwithstanding the foregoing, stores and shops exclusively for retail sale located within 150 feet of a residential district or use shall not exceed 3,000 square feet, including all accessory spaces, unless the current parking requirements are met on site.

[Amended 5-17-2016 by Ord. No. 117-2016]

(3) Manufacture of products for retail sale on the premises only, provided that not more than five persons shall be so employed at any one time, and provided further that not more than 30% of the gross floor area of any establishment be so used.

(4) Retail laundries or retail dry cleaners.

(5) Banks.

(6) Restaurants.

(7) Restaurants, carry-out.

(8) Health clubs.

(9) Community purpose buildings.

(10) Off-street parking facilities. (See Article XIV.)

(11) Houses of worship.

(12) Martial arts studios, dance studios and aerobic exercise studios. [Added 4-13-2009 by Ord. No. 71-2009]

(13) Dwelling units located on the second floor and above only, including living/loft or office arrangements as regulated by § 331-72C of this chapter. [Added 7-19-2011 by Ord. No. 135-2011]

(14) Animal hospitals. [Added 3-18-2014 by Ord. No. 52-2014]

B. Permitted accessory uses.

(1) Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.

(2) Amusement devices as regulated by Chapter 86 of the Code.

(3) Satellite earth station or dish antennas as regulated by § 331-24, but only when accessory to a permitted principal use on the lot on which it is located.

C. Uses allowed by special permit. (See Article XII for body having jurisdiction to issue special permit.) [Amended 7-16-2002 by Ord. No. 139-2002]

(1) (Reserved)[1]

[1]Editor's Note: Former Subsection C(1), Day-care centers, as amended, was repealed 9-19-2017 by Ord. No. 187-2017.

(2) Schools.

(3) Catering establishments.

(4) Motor vehicle filling and service stations as regulated by § 331-100.

(5) Outdoor dining as regulated by § 331-95.

(6) Public utility uses and structures as regulated by § 331-106.

(7) Billiard halls as regulated by § 331-113.

(8) Membership clubs as regulated by § 331-94.

(9) (Reserved)[2][2]Editor's Note: Former Subsection C(9), Self-storage facilities, was repealed 10-19-2021 by Ord. No. 2021-150.

(10) Cellular antennas and associated facilities as per § 331-99.(11) Car washes as regulated by § 331-105. [Added 5-21-2003 by Ord. No. 106-2003]

(12) Cabarets as accessory to a restaurant use shall be permitted when the NB District is located in the Cabaret Overlay Zone only as regulated by § 331-113.2.[Added 3-20-2012 by Ord. No. 50-2012; amended 9-17-2014 by Ord. No. 124-2014]

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69 Pelham Photos

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77 Pelham Photos

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HOULIHAN LAWRENCE
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Aerial Photo

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Discover New Rochelle



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79,067
POPULATION

CITY OF NEW ROCHELLE

Named by Huguenot settlers for the French port of La Rochelle, this vibrant community concurrently boasts one of Westchester's most urbanized downtowns and some of its best shoreline. It's one of few places you'll find skyscrapers, pre-war center hall Colonials and waterfront mansions with docks all with a common post office, offering a diversity of options for any lifestyle. As home to the area's busiest rail hub, complete with a staffed ticket booth and the county's only stop on Amtrak's Northeast Corridor, it also offers unrivaled accessibility. A Metro North trip to Manhattan takes as little as 27 minutes.

A mere mile or two from New Rochelle's soaring

the English could yolk, and its historic links have been called "the cradle of the PGA." The city's high school is a lakeside castle that might as well be Hogwarts. Quaker Ridge, bordering Scarsdale, abounds with hedgerows and leafy lanes.

The city's coastal neighborhoods, including Premium Point, Pine Island and San Souci, are some of the most storied in the Northeast.

The former was home to Norman Rockwell, New York Central boss Alfred Perelman and yachting legend C. Oliver Iselin, a six-time consecutive America's Gold Cup winner. Glen Island, connected via drawbridge to the mainland, is home to Glen Island Harbour Club and a popular 105-acre

revved by a robust redevelopment plan, New Rochelle's urban core finds itself amidst an exciting renaissance. The downtown center has become an exciting destination, attracting everyone from millennials to downsizers. A catalyst of the vertical movement was New Roc City, a mixed-use megaplex boasting apartments, shopping, an IMAX theater and indoor amusement park. Nearby, historic blocks have become host to a burgeoning restaurant scene, with destinations like Modern, Roc N' Ramen and R Patisserie. Developers have several more large-scale residential and retail projects in the works, and civic interests are actively pushing the creation of an Arts & Cultural District, amplifying New Rochelle's existing art scene to attract even

10.1
SQUARE MILES



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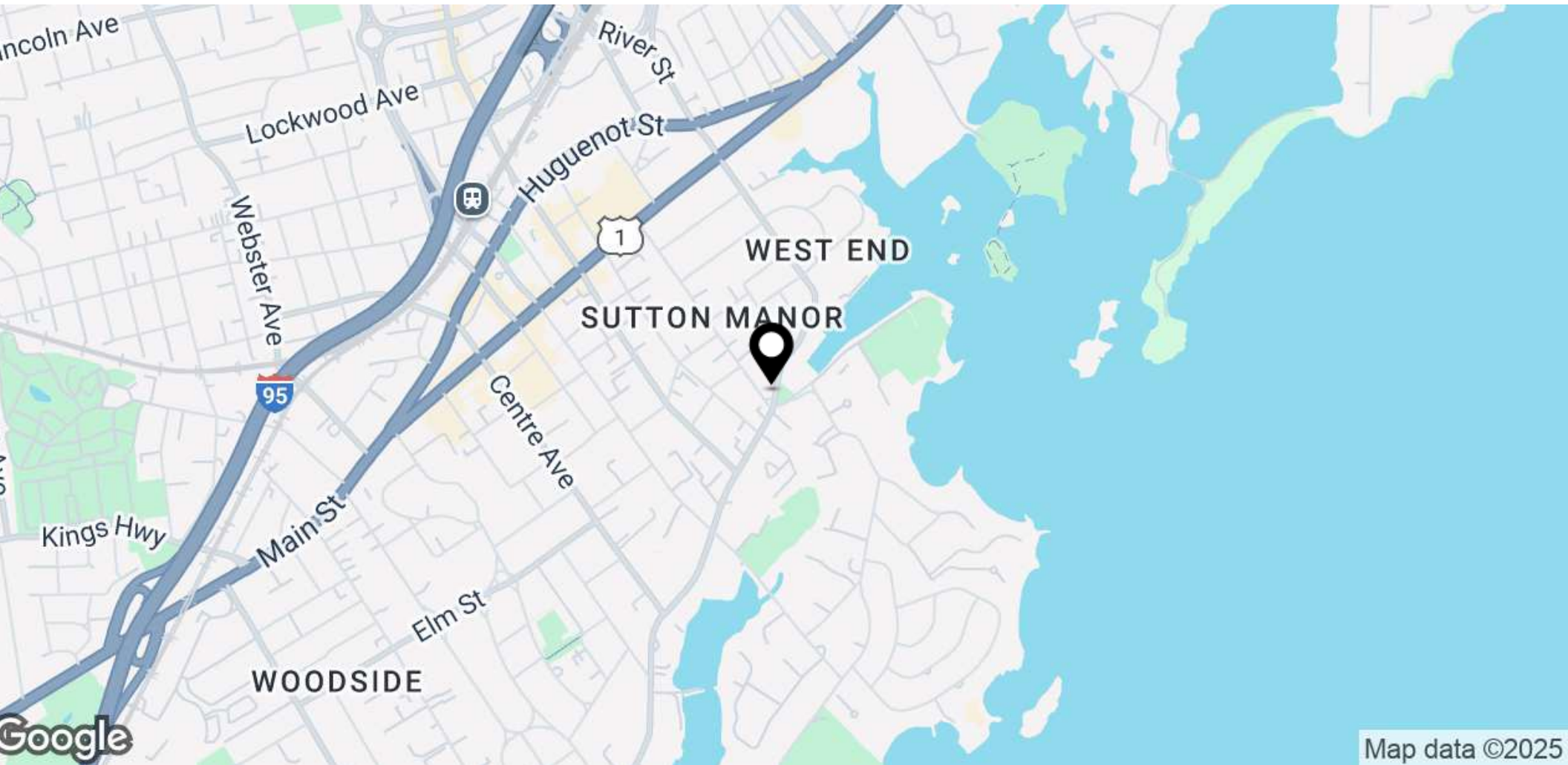
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Regional Map

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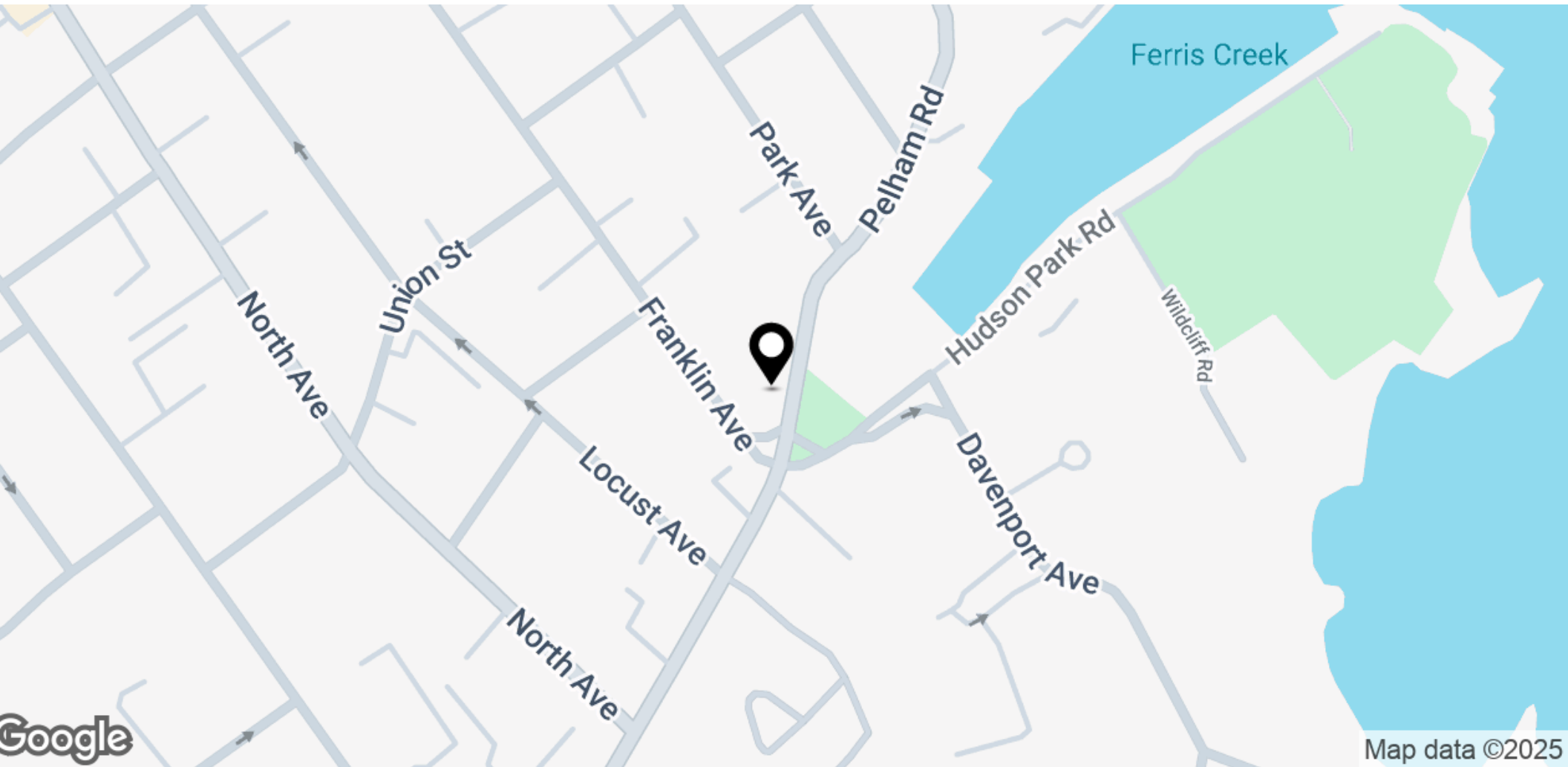
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Location Map

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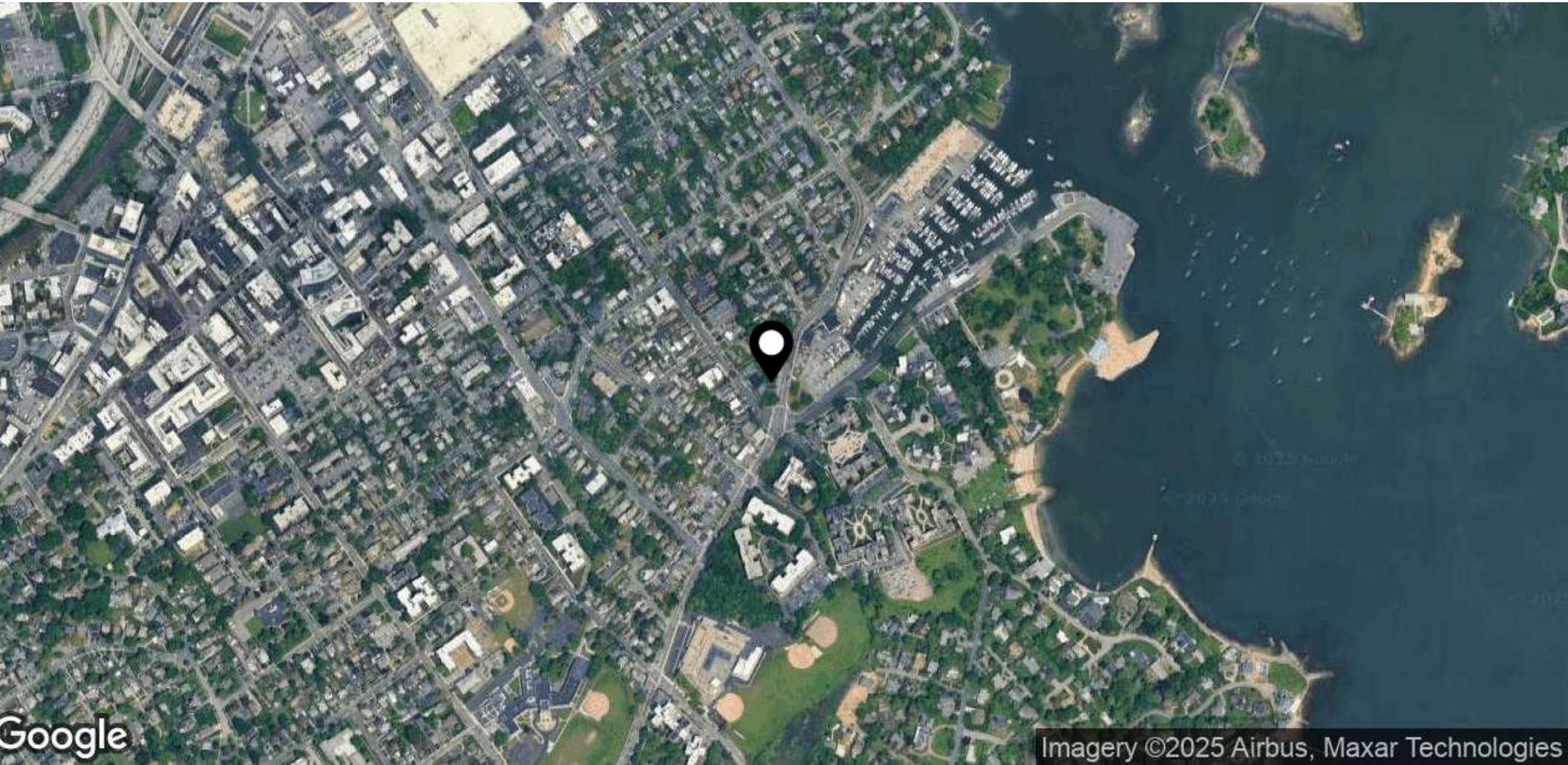
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Aerial Map

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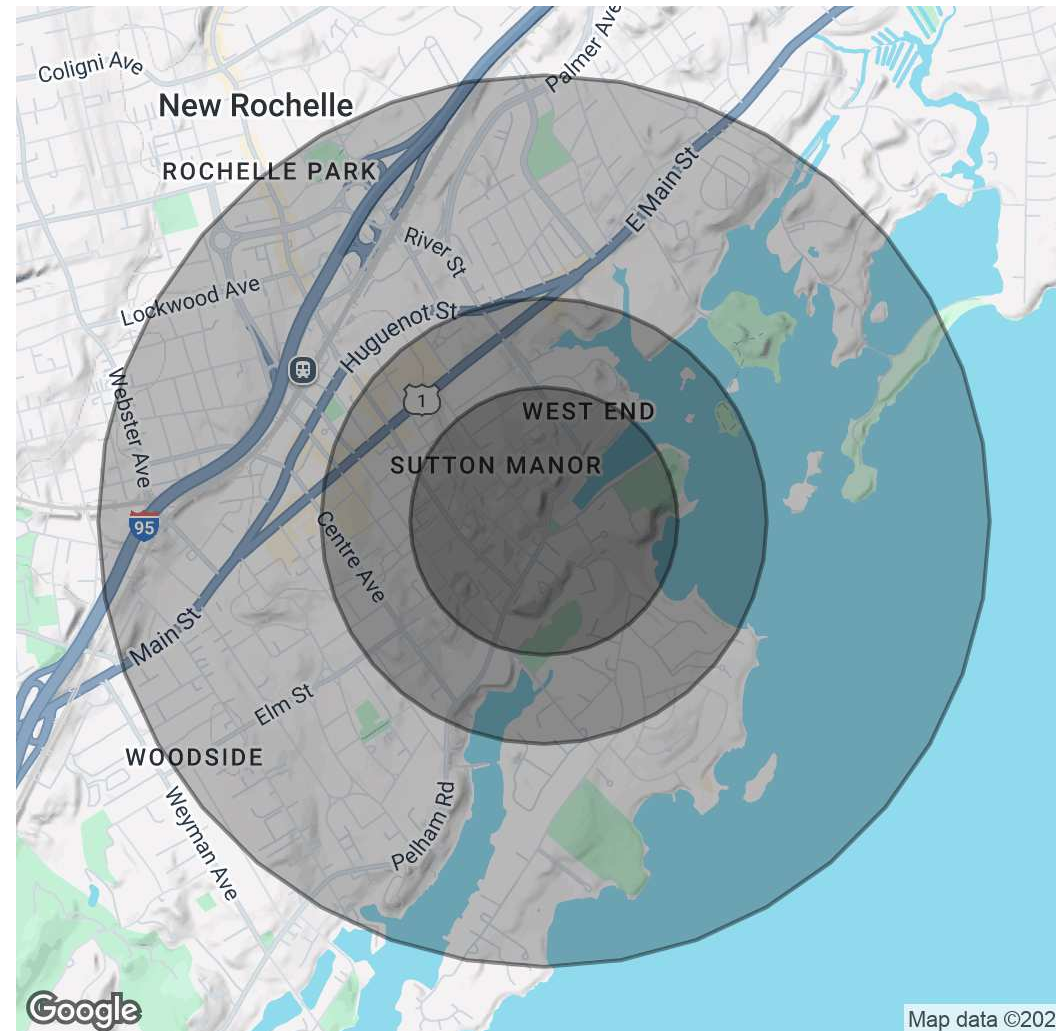
Demographics Map & Report

FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,303	12,221	32,948
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,043	4,921	12,978
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$111,886	\$115,100	\$119,892
Average House Value	\$655,316	\$586,965	\$622,247

Demographics data derived from AlphaMap



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