



101 Stevens Ave  
Mount Vernon, NY 10550



## ABOUT 101 Stevens Ave

**101 Stevens Avenue is one of the limited number of vacant lots in Mount Vernon that is located in the heart of Mount Vernon's business district and across the street from City Hall. The property is near many professional offices, which include medical, legal services and professional service. It is also one block away from Montefiore Hospital.**

**This perfectly rectangular property is located in Mount Vernon's Office Business (OB) zone. The 5,250 square foot lot is 105' x 50'.**

**The OB zone allows for building medical, dental, professional or governmental offices, medical labs, banks, restaurants, bars, nightclubs, catering halls, museums and art galleries. In addition, by special permit, day-care centers, nursery schools, car rental business, theaters/concert halls, drug rehabilitation centers or off-street parking facilities can also be constructed.**



## LOCATION OVERVIEW

**The property is centrally located in Mount Vernon and has an above average AARP Livability Index. It is within walking distance to two Metro North Stations, other Westchester mass transportation and the NYC Subway system (20-25 to NYC).**

**The Gramatan Ave shopping district is two blocks away. The area boasts several eateries and many other professional establishments. Also, it is conveniently located very near the Bronx River Parkway, Cross County Parkway, The Hutchinson River Parkway and the NYS Thruway (I-87).**

# PROPERTY DETAILS

- ▶ **Parcel ID: 165.69-1083-2**
- ▶ **Zoning Description: OB**
- ▶ **Property Sub-type: Vacant Lot**
- ▶ **Construction type: Masonry**
- ▶ **Dimensions: 105 ft x 50 ft**
- ▶ **Lot Size SF: 5,250**
- ▶ **Taxes: \$ 23,416**



## CONTACT US



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