

# 208 NORTH 5TH AVENUE

MOUNT VERNON, NY 10550

COMMUNITY CENTER PROPERTY FOR SALE



## Property Description

208 N 5th Avenue in Mount Vernon, NY presents a unique value-add redevelopment opportunity in a well-positioned, accessible location. Formerly operated as a community center, the 10,019 +/- SF building sits on a 0.23 +/- acre lot and offers a substantial footprint for investors, owner-users, or developers seeking to reposition the property for a new use. The existing structure requires a full gut renovation, creating a blank-canvas scenario for a buyer to reimagine the space from the studs out and design a layout tailored to their vision. With its convenient Mount Vernon setting and proximity to area amenities and transportation corridors, the property is well suited for groups looking to capitalize on an established neighborhood location while executing a comprehensive build-to-suit transformation.

## Offering Summary

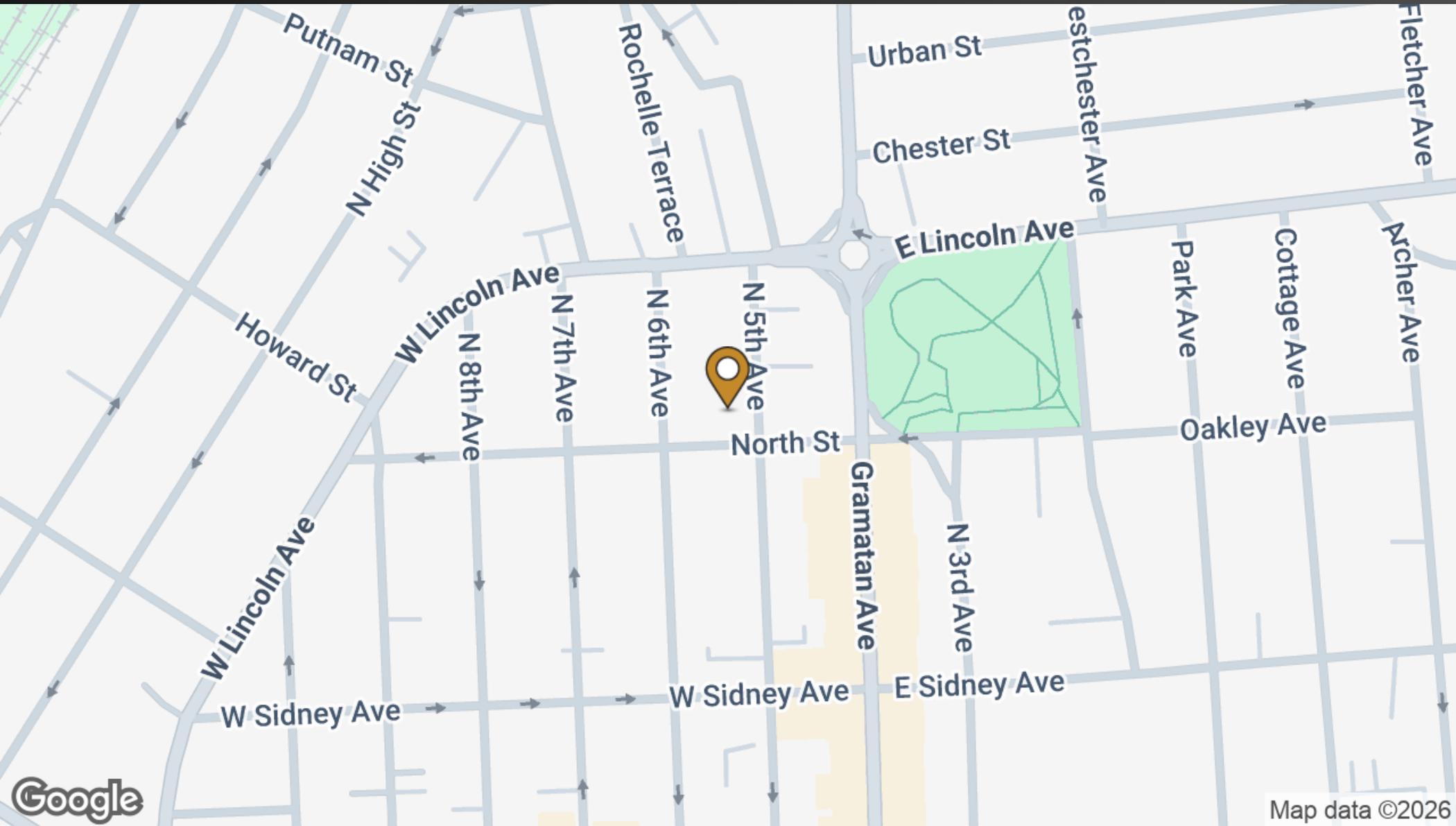
Sale Price:	\$795,000
Lot Size:	0.23 Acres
Building Size:	10,019 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,314	8,347	27,581
Total Population	5,553	20,651	68,805
Average HH Income	\$81,445	\$88,089	\$101,740

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,553	20,651	68,805
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,314	8,347	27,581
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$81,445	\$88,089	\$101,740
Average House Value	\$757,481	\$575,565	\$519,223

Demographics data derived from AlphaMap

