

Larchmont | New York 2 Valley Place

2,400 SF BLDG
2025 TAXES \$11,889

SERVICE BUSINESS R- DISTRICT | AUTOMOTIVE USE PROPERTY FOR SALE

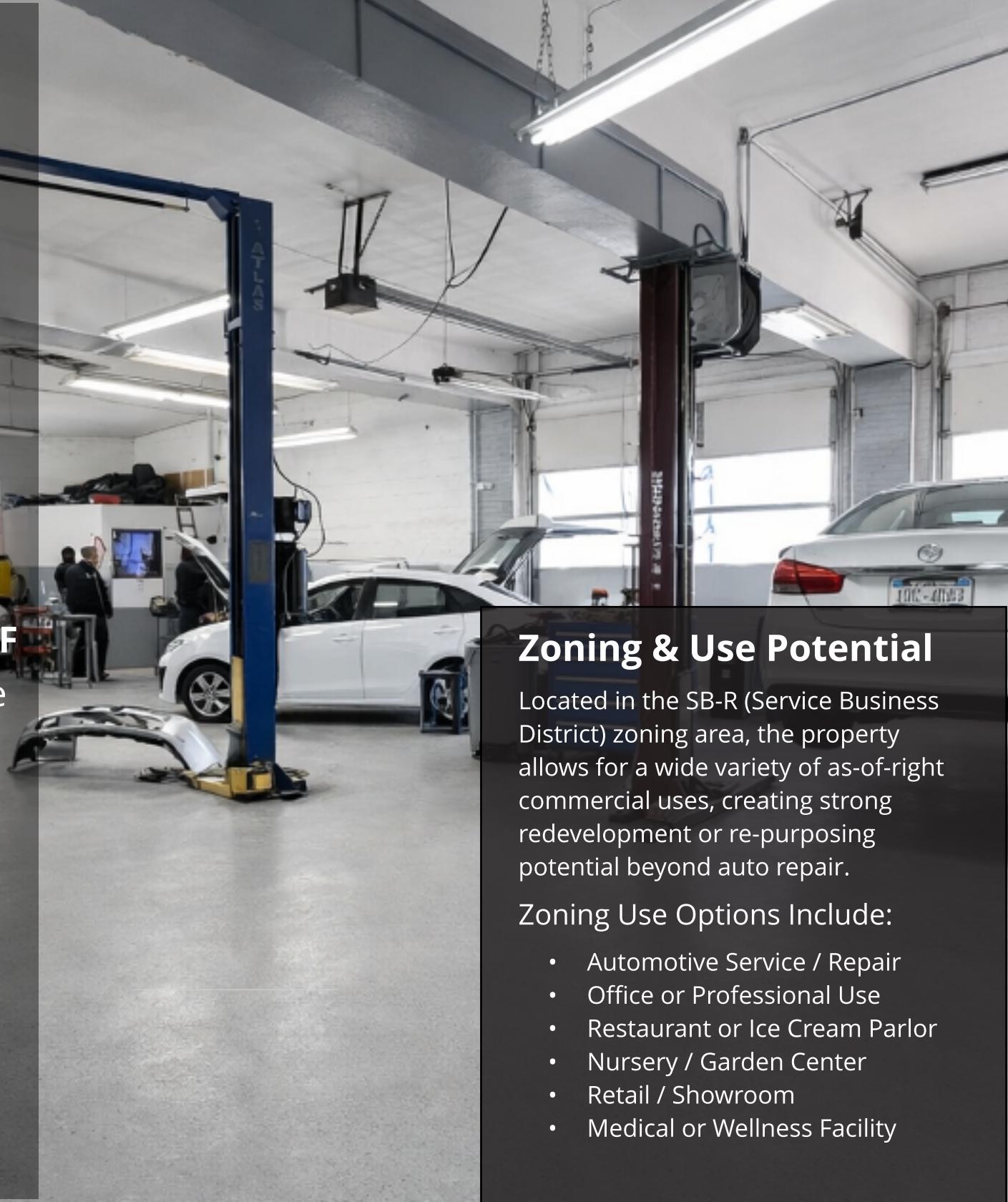


CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION

ASKING \$895,000

PROPERTY HIGHLIGHTS

- Building Size: **2,400 SF**
- Total Lot Size: **4,792 SF**
(10-car capacity)
- Construction:
Reinforced Concrete
- Two Roll-Up Doors
- Shop Area: **2,100 SF**
- Office/Waiting Area: **300 SF**
- Lifts: **Two installed**, space for **2 additional**
- Heat: **Modine heater**
- Stories: **1 (single-story facility)**
- Building Type: **Service Business**



Zoning & Use Potential

Located in the SB-R (Service Business District) zoning area, the property allows for a wide variety of as-of-right commercial uses, creating strong redevelopment or re-purposing potential beyond auto repair.

Zoning Use Options Include:

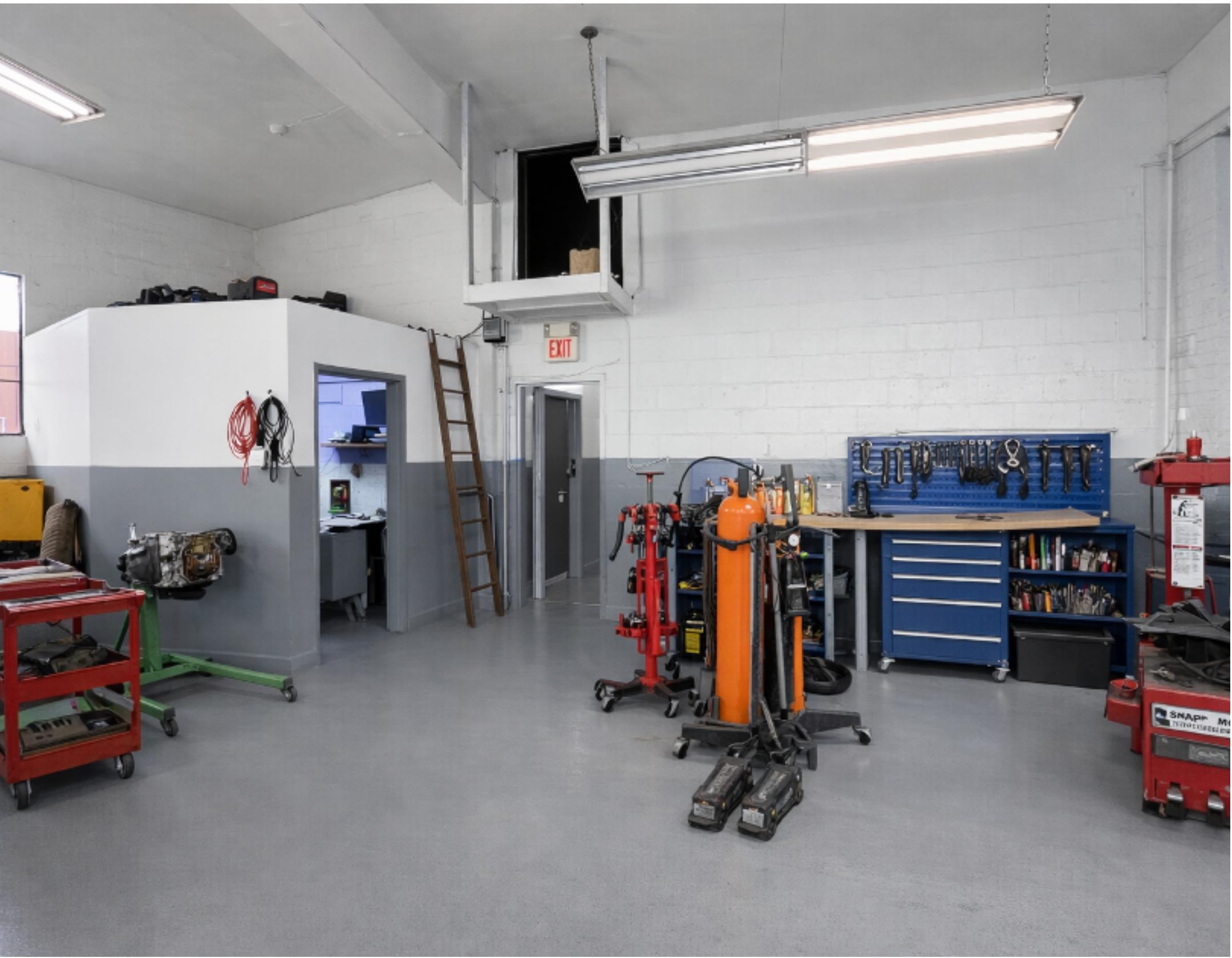
- Automotive Service / Repair
- Office or Professional Use
- Restaurant or Ice Cream Parlor
- Nursery / Garden Center
- Retail / Showroom
- Medical or Wellness Facility

Location Highlights

- Urban location with suburban advantages
- High-visibility corridor
- Strong local population and workforce density
- Walk Score®: **70—Very Walkable**
- 5 minutes to Metro-North stations
- Near major thoroughfares & transit routes



- Located in **Westchester County**, a premier NY metro area
- Near growing **New Rochelle redevelopment** zones
- In-demand area for both **residential and commercial tenants**
- Strong **owner-occupier and investor demand**
- Excellent access to **Manhattan via Metro-North**
- High **quality of life** with access to top-rated schools, waterfront parks, dining, and culture



PROPERTY INFORMATION

An exceptional **industrial/automotive-use property** located on the highly trafficked border of **Larchmont and New Rochelle** in Westchester County. This **2,400 SF auto repair shop** sits on a **4,792 SF lot** with **additional 1,892 SF paved parking** and offers flexible use options under SB-R zoning, including auto services, retail, restaurant, office, or other commercial ventures.

Positioned in a high-visibility, commuter-friendly corridor near Fifth Avenue, the property is ideal for **owner-users, investors, or developers** looking to re-purpose or expand within a thriving suburban market. With two existing lifts (space for two more), dual roll-up doors, and ample outdoor parking, this is a ready-to-operate or value-add opportunity.

Demographic Overview

Population & Households

1 Mile Radius: 21,014 residents | 7,516 households

3 Mile Radius: 140,641 residents | 50,777 households

Median Age

1 Mile: 42.5 years

3 Miles: 41.7 years

Median Household Income

1 Mile: \$150,408

3 Miles: \$118,178

Daytime Employment

1 Mile: 6,981 employees

3 Miles: 49,921 employees

Total Employment

2 Miles: 29,137 employees / 4,143 businesses (7 employees per business)

5 Miles: 120,210 employees / 16,815 businesses (7)

10 Miles: 627,095 employees / 80,344 businesses (8)

Daily Traffic Count: 2,198 vehicles

LOCATION

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION





Bryan Lanza

Director of Commercial, Licensed Associate
Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com



Darren Lee

Licensed Real Estate Salesperson
M: 914.262.2598
dlee@ciregroupcommercial.com
www.CRECIRE.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)