



Larchmont | New York

2 Valley Place

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

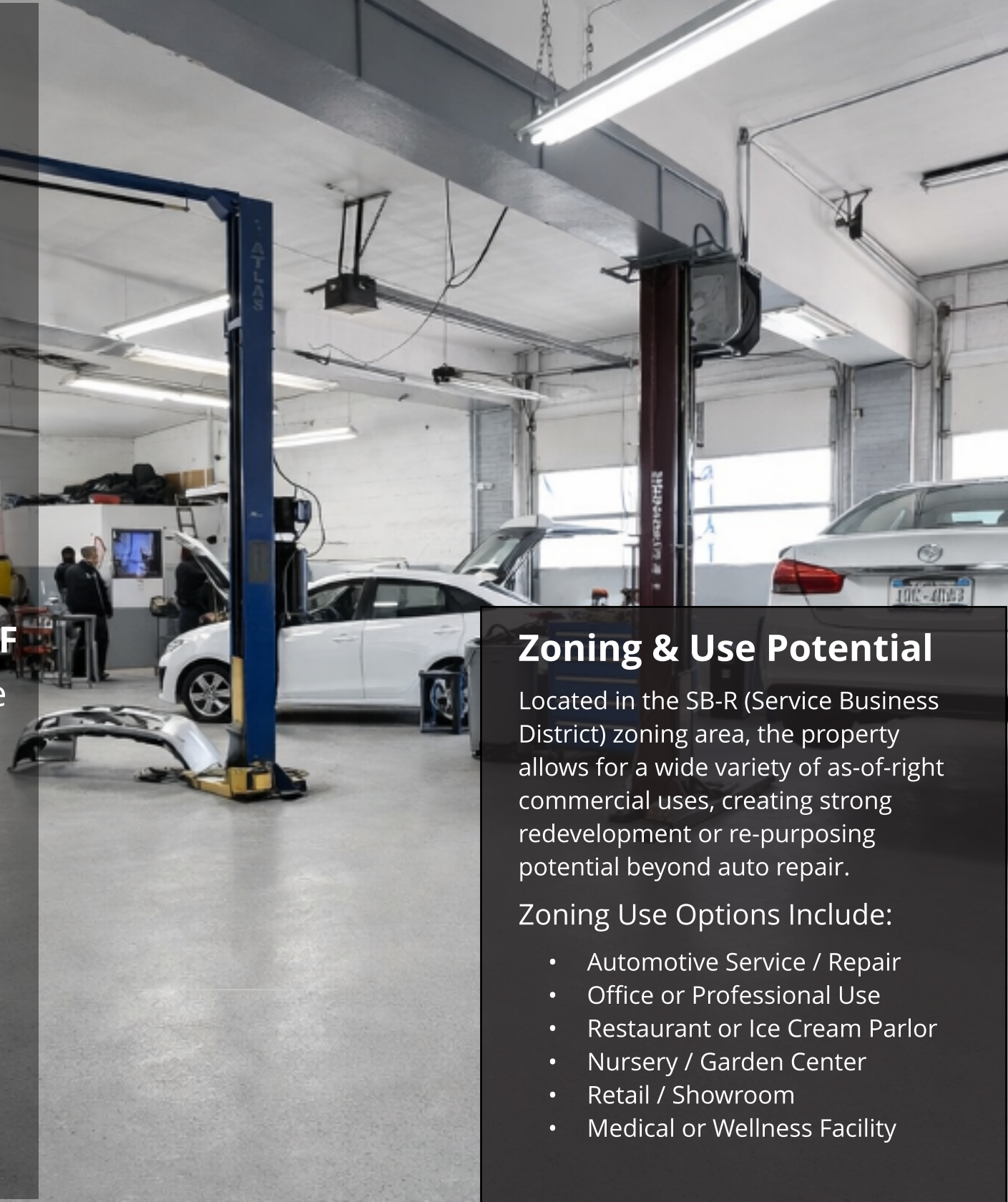
SERVICE BUSINESS R- DISTRICT | AUTOMOTIVE USE PROPERTY FOR SALE

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

Daily Traffic Count: 2,198 vehicles

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)

LOCATION

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