

RETAIL BUILDING FOR LEASE



65 River Street
New Rochelle, New York

Property Features

- » 28,132 SF
 - 24,667 SF Ground Floor
 - 3,465 SF Second Floor Offices
- » 1.47 Acres - Free Standing
- » 18' Ceiling Heights to the Deck
- » 800 AMPS; 21,000 SF - Central HVAC
- » 1 Dock; 2 Overhead Garage Doors
- » 50+ Parking Spaces
- » Just Off Exit 16 of I-95
- » LSR Zoning - Retail, Sports Education, Industrial, Food, Banks
- » Real Estate Taxes - \$74,000 Annually

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	43,027	148,734	457,742
» Avg HH Income	\$108,923	\$141,858	\$120,312

Contact:

Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616

ASKING RENT:

\$24 per SF NN

IMMEDIATE OCCUPANCY

GOLDSCHMIDT & ASSOCIATES
TWO OVERHILL ROAD SUITE 400 - SCARSDALE, NEW YORK 10683 - TEL (914) 723-1616
www.g3-re.com

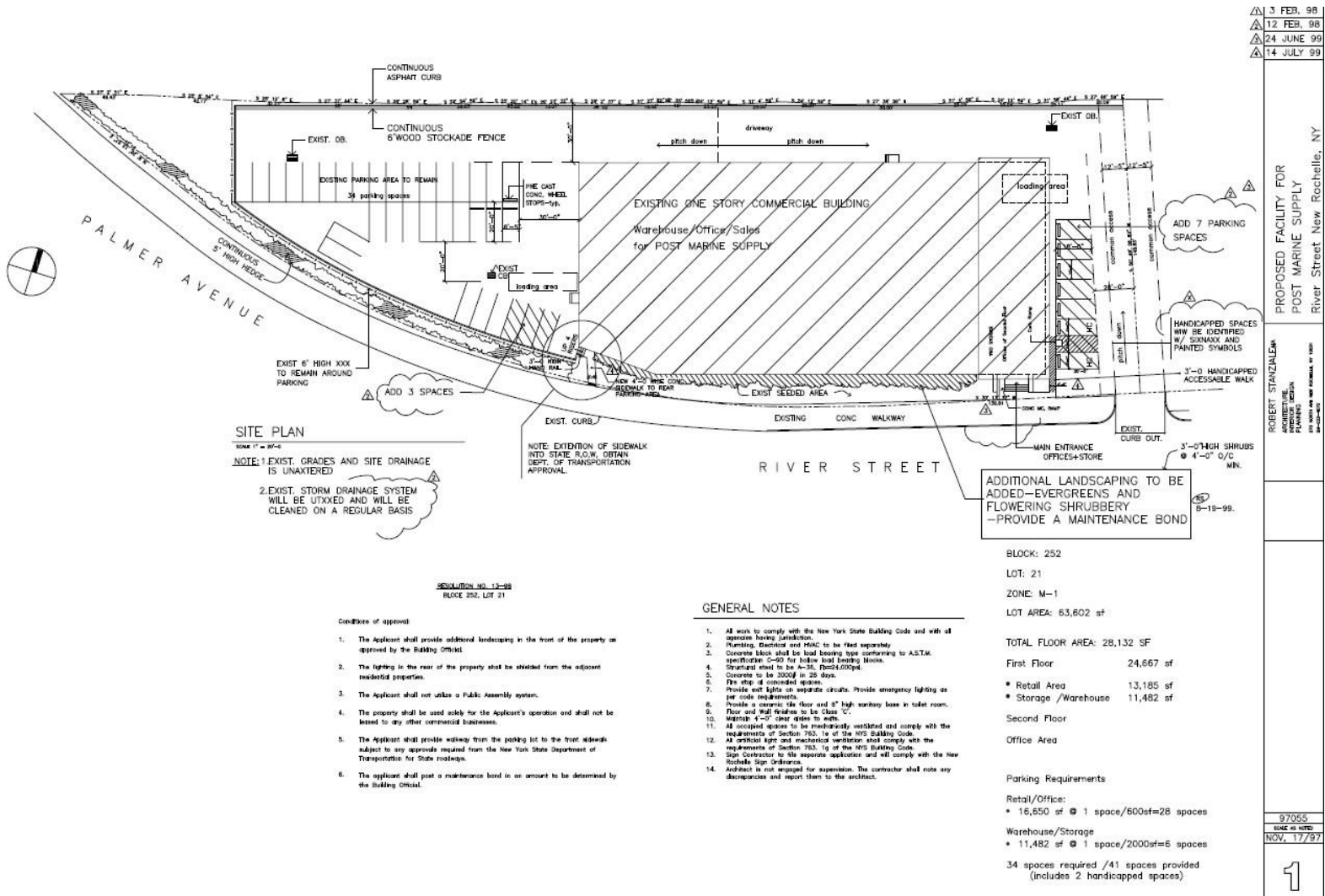
Dec. 2025

**65 River Street
New Rochelle, New York
PROPERTY DESCRIPTION**

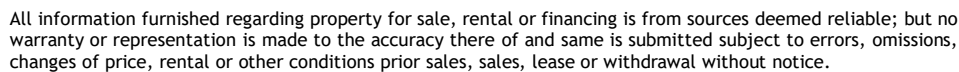
Zoning:	LSR - Retail, Industrial, Recreation/Sports, Offices, House of Worship, Food, Banks	
Property Size:	1.47 acres	
Square Footage:	Ground Floor	24,667
	Second Floor	3,465 (offices)
Ceiling Heights:	18' to the deck	
Utilities:	Con Ed gas and electric	
Power:	800 AMPS, HVAC- 1/20, 3/10's, 1/5 ton units	
Environmental:	Phase 1 and 2 done. No environmental issues.	
HVAC:	21,000 +/- SF AC and Heat	
Alarm:	Fully alarmed including cameras	
Parking:	50 +/- Cars	
Loading:	1 Dock; 2 OH doors with 1 inside dock	
Sprinklers:	Wet	
Roof:	Under Warranties	
Real Estate Taxes:	\$ 74,000	
Trucks:	53' Access	

All information is furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

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