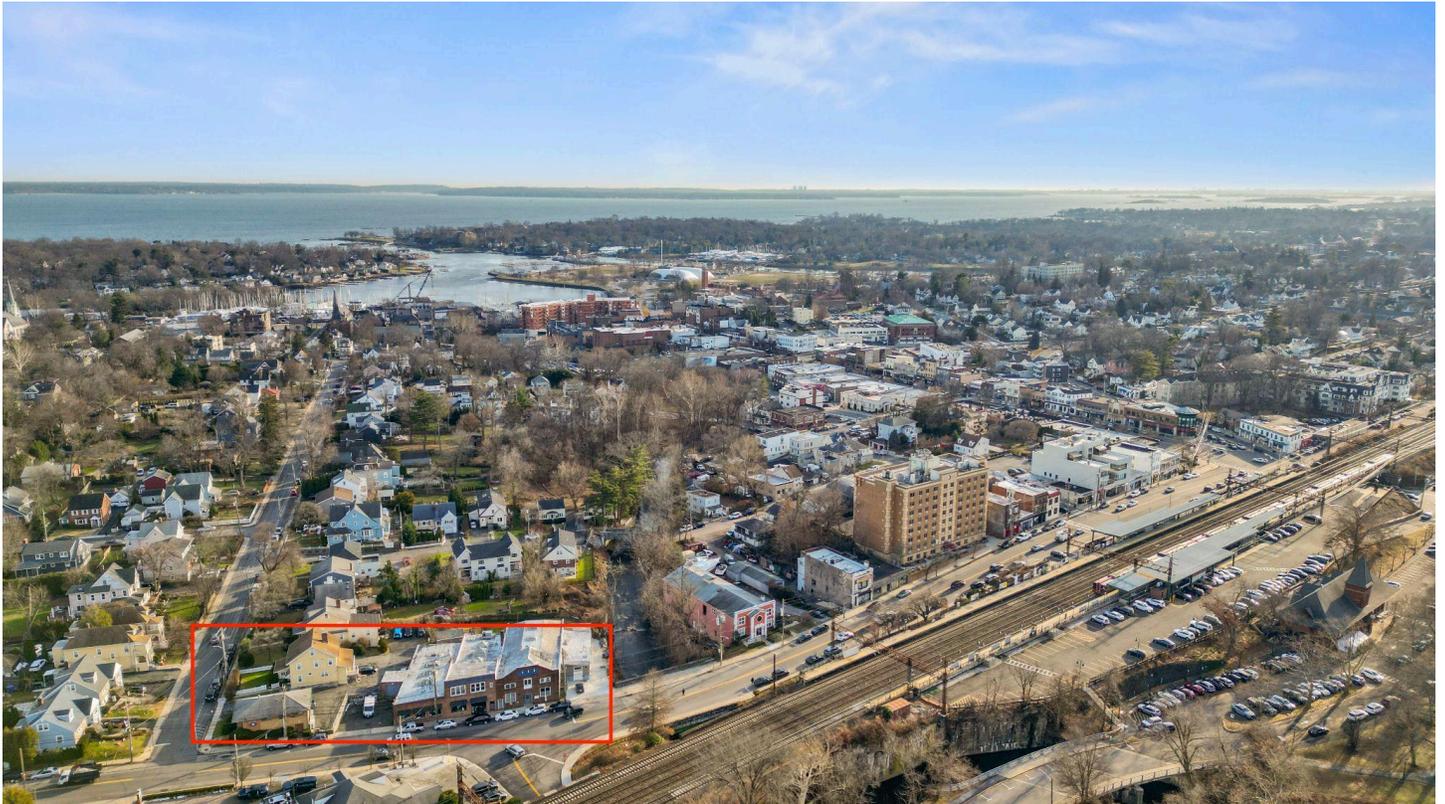


Station Place

Mamaroneck, NY

STETSON

WESTCHESTER - GREENWICH



3

Parcels

C-1

Zone

.6686

Acres

20,594

Existing Sf

.8-1.5 FAR

Potential
Transit-Oriented

\$4m

Price

Assemblage: 333, 313 & 311 Halstead Avenue, Mamaroneck

Station Place is located directly across the street from the Mamaroneck Metro North Station, 2 blocks from Mamaroneck Avenue shops, restaurants, and entertainment, a short walk to Harbor Island Park on the Long Island Sound, and within the highly rated Rye Neck Union Free School District. This well-shaped, flat property is well-suited for a mixed-use development with potentially favorable FAR and reduced parking requirements.

- Parcels: 311 (76-year Village lease), 313 (Fenimore Plumbing & Others) & 333 (MF & Dentist).
- Other successful Mamaroneck developments on half-acre sites provide a clear pathway for valuation.

Station Place

Mamaroneck, NY

STETSON

WESTCHESTER - GREENWICH



Halstead Avenue Assemblage

Parcel	311 Demised	311 Additional	313	333	Summary
Zoning	C-1	C-1	C-1	C-1	All C-1
Topography	Flat	Flat	Flat	Flat	All Flat
Acres	.0767	.0767	.3109	.2043	.6686 acres
Lot sf	3,341	3,341	1,3547	8,900	29,129 sf
Existing	building	vacant	Building 600 amp	Multi-family & dentist office	
Utilities	none	none	E: 600amp G: 1.75m btu	E: 200amp each G: both buildings	Gas & Electric (no oil)
Transfer	76 yr Lease	76 yr Lease	Sale	Sale	

Station Place

Mamaroneck, NY

Comparable Developments

STETSON

WESTCHESTER - GREENWICH



Grand Street Lofts & Brooklyn Bagel 690 Mamaroneck Ave, Mamaroneck NY



Marina Court 422 East Boston Post Rd, Mamaroneck NY



Zoning	Transit Oriented 1.59 FAR	Zoning	Non-Transit Oriented 0.83 FAR
Topography	Flat	Topography	Flat
Acres	0.46	Acres	0.54
Lot sf	20,038	Lot sf	23,522
Existing	Mixed-use with first-floor retail	Existing	All residential
Parking	36 (15 carport + 21 uncovered)	Parking	22 (11 carport + 11 uncovered)
Affordable	unknown	Affordable	2 units
Transfer	Estimated value \$20,000,000	Transfer	Sold for \$11,000,000- 8/25/2025

