



Commercial Property in Downtown New Rochelle 700 Main Street - 41,161 Sqf Lot / 81,322 Sqf Buildable

- Broad uses for the property, including: (i) business and professional offices, (ii) retail and personal services, (iii) banks, (iv) restaurants, (v) health clubs, and (vi) dwelling units located above retail
- Max building height is 40 feet, with a permitted floor area ratio of 2.0
- Located in the highly trafficked area, directly off I-95, minutes from New York City and some of the most affluent towns in Westchester County
- Located right outside the “Overlay Zone,” where the city of New Rochelle relaxed zoning requirements a few years ago leading to extensive development
- The property is located in an opportunity zone (<https://esd.ny.gov/opportunity-zones>), which may have potential tax benefits for a buyer’s project
- 13,647 square foot building on the property with 100 parking spaces, two full-sized industrial kitchens, and new tables, chairs, and place setting for at least 500 people
- Follow this link for more details:
<https://www.dropbox.com/sh/9yg31zcjqlr1xlv/AADeugzET4ko064k2xrKiS0Za?dl=0>



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