



324-330 S COLUMBUS AVENUE

Mount Vernon, NY 10553 | **Westchester County**

SINGLE STORY RETAIL BUILDING IN MT VERNON

AVAILABLE FOR SALE
ASKING PRICE \$1,250,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

5 Units | 80% Leased

#2

Attractive In-Place Cash Flow

#3

Neighborhood Demographics & Stable Local Demand

Directly across from Graham Elementary School and just 2 blocks from Target, TJ Maxx, and Petco

#4

Limited Overhead & Turnkey Retail Strip Format

Single-story storefront-style retail building with multiple tenants and minimal complexity

#5

Ideal for Passive Investor or Someone Seeking a Stable Income Stream

Opportunity without repositioning or rehab work

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **324-330 S Columbus Avenue Mount Vernon, NY** — in the Bronx (the "Property") is a five-unit, single-story neighborhood retail strip that is currently 80% leased, offering investors attractive in-place cash flow supported by local demand. With minimal operating overhead and a simple storefront layout, the Property provides a turnkey investment structure rarely available at this price point.

Ideally positioned along S Columbus Avenue, one of Mount Vernon's most active commercial corridors, the Property benefits from strong neighborhood demographics and steady daily foot traffic. It sits directly across from Graham Elementary School and just two blocks from major national retailers including Target, TJ Maxx, and Petco — a concentration of consumer draw that reinforces tenant stability and future leasing potential.

The Property's efficient configuration, limited capital needs, and multi-tenant tenancy profile offer both income security and long-term flexibility. For those seeking a low-touch, reliable income stream, 324-330 S Columbus Avenue presents an exceptional opportunity to acquire a stabilized multi-tenant retail asset without the risk or complexity of heavy repositioning or redevelopment.

FINANCIAL SNAPSHOT

Asking Price	\$1,250,000
Price Per SF	\$357
Proj. Capitalization Rate:	8.1%

PROPERTY SUMMARY

THE OFFERING

Address:	324-330 S Columbus Ave, Mt Vernon, NY 10553
County:	Westchester
Location:	Located on the east side of S Columbus Ave between Elliot St and Millington St.
Section:	169.25
Block(s):	4055
Lot(s):	9
Property Type:	Retail
Property Class:	One Story Small Structure - Multi Occupant (485)

PROPERTY INFORMATION

Lot Dimensions	70' x 99.57' (approx.)
Lot SF:	6,970' (approx.)
Building Dimensions:	70' x 50' (approx.)
Stories:	1
Year Built / Last Altered:	1984 / 2020
Above Grade Gross SF:	3,500' (approx.)
Commercial Units:	5

ZONING INFORMATION

Zoning	Neighborhood Business (NB)
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TAX INFORMATION

School (25/26):	\$14,859
County (25/26):	\$2,609
City (25/26):	\$9,789
Annual Property Tax (25/26):	\$27,257

REVENUE

Vacant Projected

UNIT	TENANT	SF APPROX.	STATUS	INCREASES	LEASE EXP.	RENT/SQFT	ANNUAL RENT	MONTHLY RENT
324	Pharmacy	850	Occupied	3%/YR	Aug. 2034	\$34	\$29,052	\$2,421
324a	Convenience	650	Occupied	3%/YR	Dec. 2032	\$55	\$35,640	\$2,970
326	Restaurant	650	Vacant	--	--	\$46	\$30,000	\$2,500
328	Auto Shop	750	Occupied	\$100/YR	Feb. 2030	\$42	\$31,200	\$2,600
330	Gift Shop	600	Occupied	\$100/YR	Jan. 2030	\$36	\$21,600	\$1,800
Total SF		3,500					Gross Monthly Commercial Revenue	\$12,291
							Gross Annual Commercial Revenue	\$147,492
Average Rent Per SF								\$42

INVESTMENT ANALYSIS

COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	3,500	\$42.14	\$147,492
Less General Vacancy / Credit Loss (3.0%)		(\$2.11)	\$(7,375)
Effective Gross Annual Commercial Income		\$40.03	\$140,117

PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	25/26 Actual	19.45%	\$7.79	\$27,257
Insurance	Per Ownership	2.65%	\$1.06	\$3,708
Utilities	Tenants Pay	0.00%	\$0.00	\$-
Water & Sewer	Per Ownership	1.61%	\$0.64	\$2,251
Repairs & Maintenance	\$0.50/GSF	1.25%	\$0.50	\$1,750
Management	3% of EGI	3.00%	\$1.20	\$4,204
TOTAL EXPENSES		27.95%	\$11.19	\$39,170

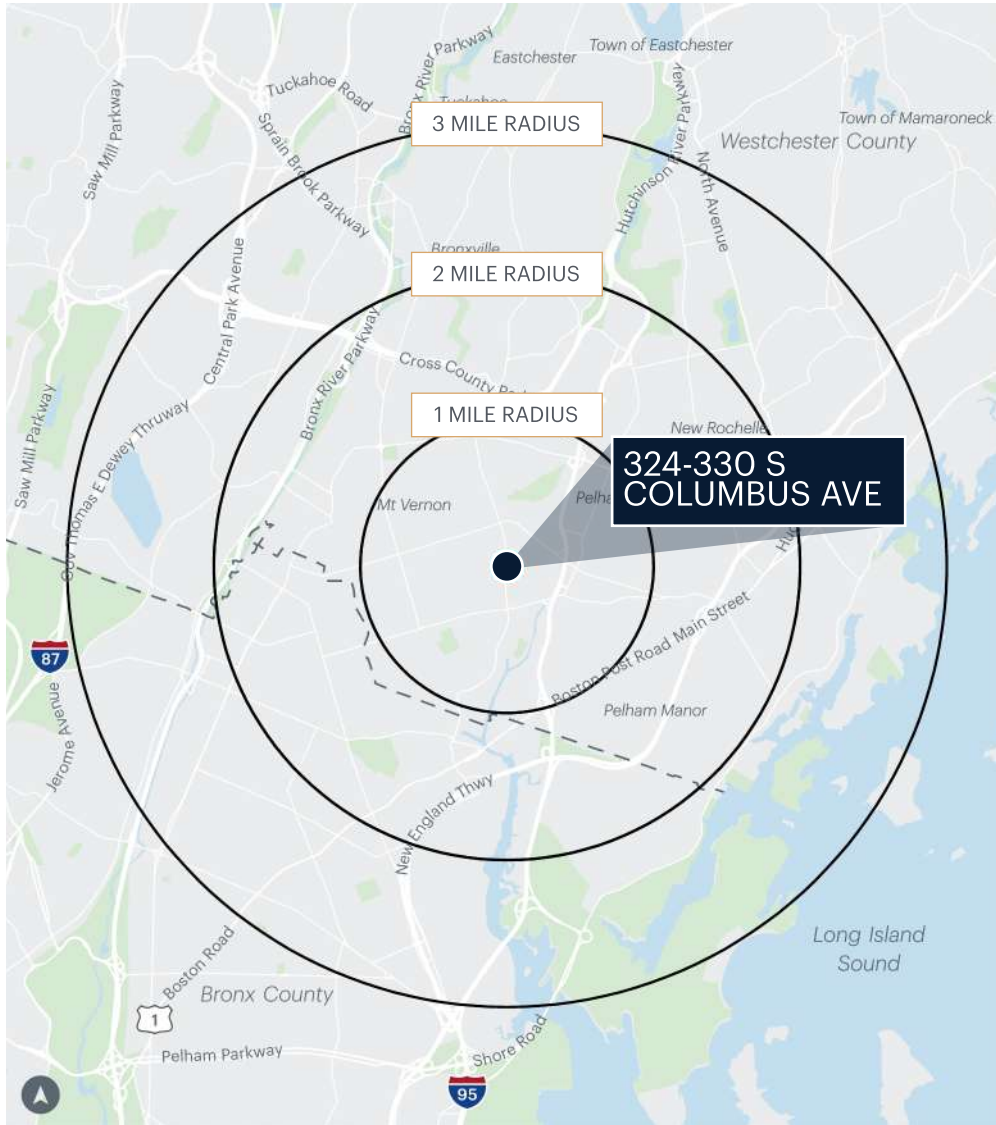
NET OPERATING INCOME	\$100,948
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**324-330 S. COLUMBUS AVENUE
FOR SALE**

RETAIL MAP



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
Population	39,046	205,635	399,357
Number of Households	13,852	77,672	151,080
Average Household Income	\$141,985	\$117,279	\$117,658
Median Household Income	\$87,313	\$77,770	\$76,924
College Graduates	10,435 39.0%	53,400 24.1%	104,310 24.3%
Total Businesses	1,163	4,864	9,856
Total Employees	12,864	50,247	107,683
Daytime Population	33,061	159,828	321,683

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