

PURCHASE OPPORTUNITY

This prime investment opportunity is located in the vibrant heart of Downtown New Rochelle, surrounded by newly built high-rise buildings and over 6,500 new housing units from recent development downtown, complementing thousands of existing households. The versatile three-story building, with a mezzanine, full unfinished basement and soaring ceilings, offers multiple potential uses, from retail space to residential units. Positioned just steps from the Metro-North Train station in a high-density area with high-income earners, this 10,222 SF property is ideal for investors or owner-users looking to add significant value. The property is in an Opportunity Zone and features multiple amenities, including banking, bus lines, and commuter rail access.

**539 AKA 541 Main St.
New Rochelle, NY 10801**

Size: 10,222 square feet, three-story building with mezzanine and basement
Built/Renovated: 1897/2009
Zoning: DO-2 - DB and DO-2; Opportunity Zone
Price: \$2,000,000



See Floor Plans 

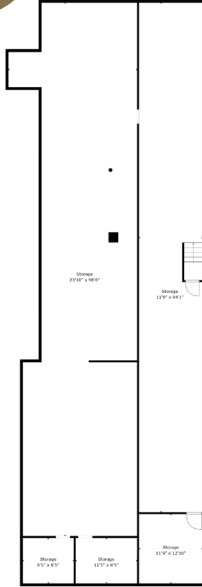


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1 FLOOR

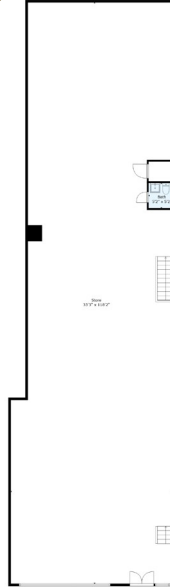


TOTAL: 7391 sq. ft

Below Ground: 0 sq. ft, FLOOR 2: 3647 sq. ft, FLOOR 3: 1840 sq. ft, FLOOR 4: 1904 sq. ft, FLOOR 5: 0 sq. ft
 EXCLUDED AREAS: STORAGE: 3374 sq. ft, HALL: 35 sq. ft, ROOM: 549 sq. ft,
 UNDEFINED: 105 sq. ft, OPEN TO BELOW: 214 sq. ft, LOW CEILING: 376 sq. ft,
 ATTIC: 1552 sq. ft

Floor Plans By Hess Boys Photography

2ⁿ FLOOR

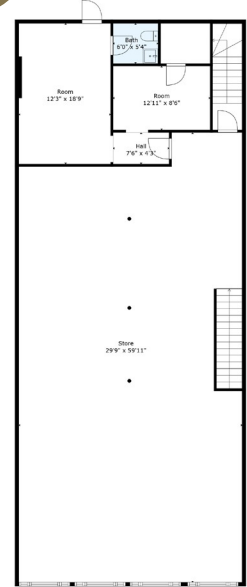


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3^r FLOOR

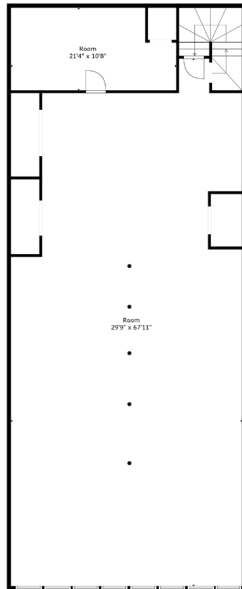


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4^t FLOOR

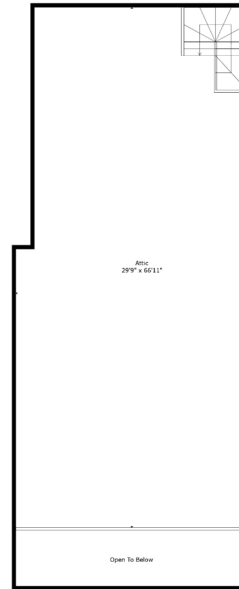


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5^t FLOOR



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