

# Introducing

10-13-75 Dickinson Ave & 2 Rose Hill Terrace

Yonkers, NY 10703



6.88 Residential Acres of raw land.



HOULIHAN LAWRENCE  
COMMERCIAL



# Single Family Homes, Development Site







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## 6.88 Single Family Zone \$3,500,000

Acres

OFFERED AT

Welcome to Dickinson's Gardens!

A hidden away, 6.88-acre parcel of land! There are currently 4 large tax lots in this sale and they may be subdivided into 5000 SF building lots for single family houses. 3 lots on Dickinson Ave and one lot located at 2 Rose Hill Ter. Dickinson Ave is mostly an unimproved St and once developed, it can be opened up, going through to Lewis St. On Lewis you will see curbing as to where the street will open. The zoning is S50, which means, min. requirements are 50 frontage and 5000 SF per lot. As per engineer drawing of subdivision, he has laid out 47 conforming building lots. Seller offers no guarantees. Subdivide as you see fit. Great opportunity to build a new development in Yonkers. Possible Townhouse Development with applications to the Yonkers Planning Board. Area is close to Saw Mill Pkwy, St John's Hospital, New Boyce Thompson Center and Untermeyer Park and Gardens. Survey and sewer maps are available. Sewers at each end of Dickinson Ave. No subdivision process has been started. Owner financing might be available for qualified persons with 1 mil down payment. They aren't making any more land, don't miss your chance!





# Access to land from 3 Streets





Lots are heavily treed. Owner claims, mostly Oak Trees!





Information obtained from all available surveys and tax maps.  
Deemed accurate but not guaranteed.  
Please do your own research!



Dickinson’s Gardens  
City of Yonkers Zoning -S50  
Requirements are- 50 ft front and 5000 SF lot size min.

2 Rosehill Ter  
10 Dickinson Ave  
13 Dickinson Ave  
75 Dickinson Ave

2 Rosehill Terrace	Frontage	231.30 ft
10 Dickinson Ave.	Frontage	1008.31 ft
on Roberts Ave.	Frontage	45.27 ft
13 & 75 Dickinson Ave.	Frontage	1268. 06 ft

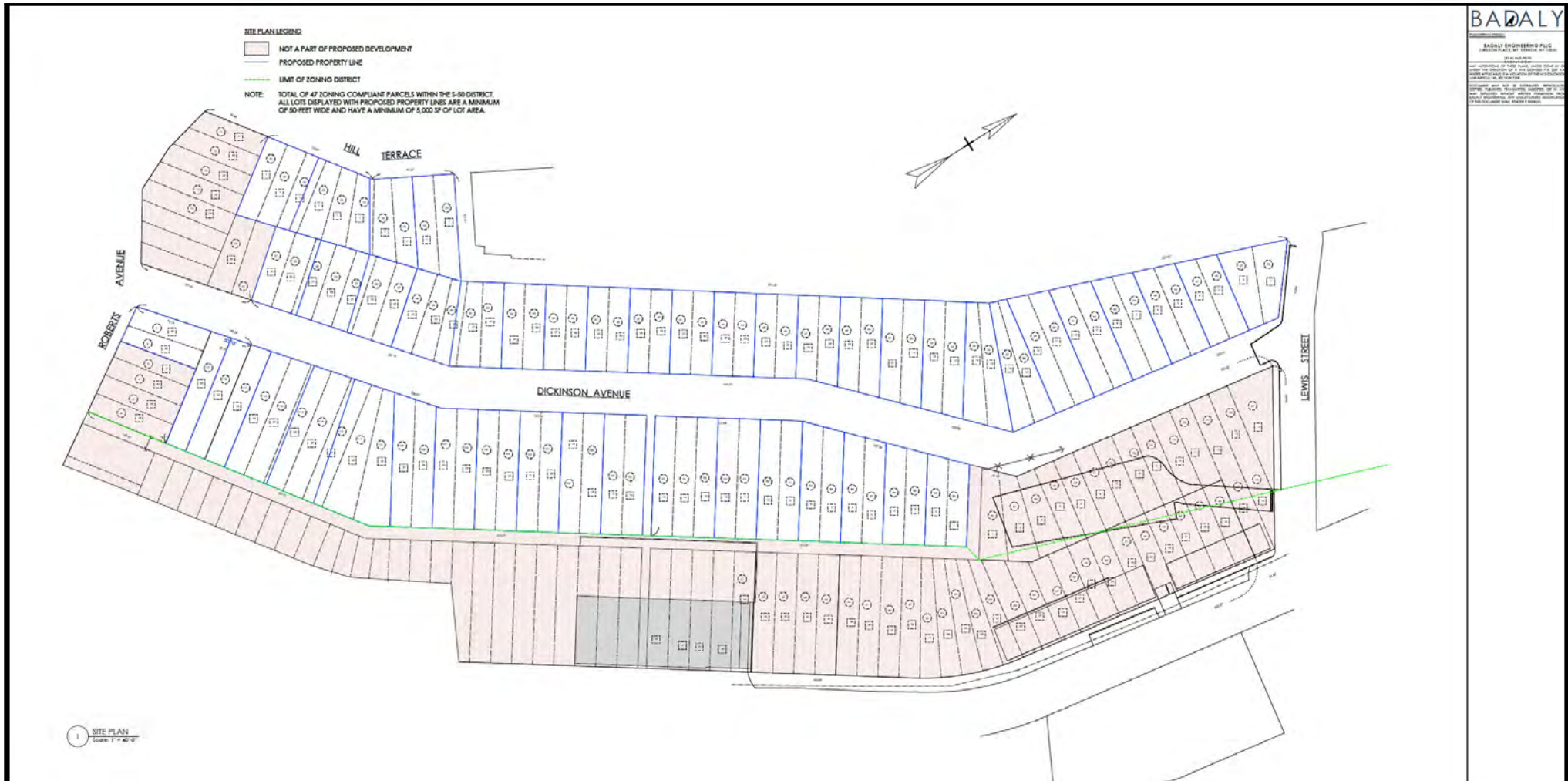
2 Rosehill	.57 Acres	28,460 SF
10 Dickinson Ave	3.19 Acres	138,956 SF
13 Dickinson Ave	1.79 Acres	77,298 SF
75 Dickinson Ave	1.33 Acres	58,856 SF
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Total	6.88 Acres	303,570 SF

Total RE Taxes for the 4 Tax lots are \$53,090 per year

Most of Dickinson Ave is unimproved (paper st)  
The street is 50 ft wide from Roberts Ave to Lewis St



**Survey of land.**  
**Currently 4 separate tax lots, that need**  
**to be subdivided into 47- 5000 min. SF building lots.**







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Please disregard if you are currently working with another broker.



Sewer Map



Sewer Manholes

LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.

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