

Station Place

Mamaroneck, NY

Offered at \$4,000,000

STETSON

WESTCHESTER - GREENWICH



3

Parcels

C-1

Zone

.6686

Acres

29,129

Sf

.8-1.5 FAR

Potential
Transit-Oriented

\$20m

Estimated final
project value

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.

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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

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WESTCHESTER - GREENWICH



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

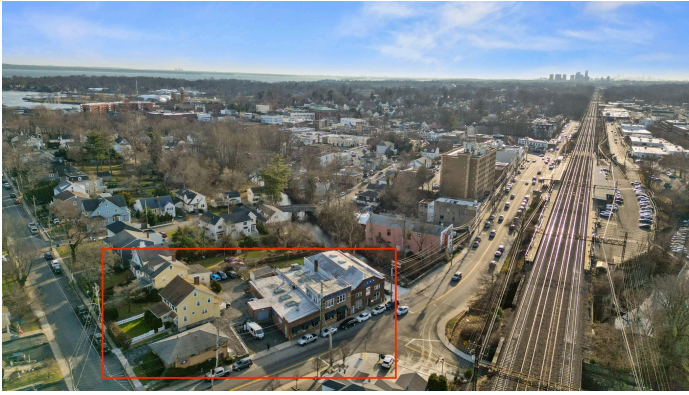


Marina Court


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
Transfer	Estimated value \$20,000,000	Transfer	Sold for \$11,000,000- 8/25/2025



MULTIPLE BUILDING PROPERTY SUMMARY

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$1,325,000	10/08/2025
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	865	8,900	1925	CNVRTD RES	

OWNER INFORMATION

Owner Name	333 Halstead LLC	Tax Billing Zip+4	
Owner Name 2		Owner Vesting	
Tax Billing Address	52 Stuyvesant Ave	Owner Occupied	
Tax Billing City & State	Mamaroneck, NY	Ownership Right Vesting	Corporation
Tax Billing Zip	10543		

LOCATION INFORMATION

City/Town	Rye	Zoning	05
Village	MAMARONECK	Section	4803-154-00042
School District	Rye Neck	Condo Floor	
Zip Code Property	10543	Location Influence	
Census Tract	74.01	Waterfront Influence	
Tract Number		Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Carrier Route	C004	Flood Zone Panel	36119C0353F
Subdivision	Town/Rye	Flood Zone Date	09/28/2007

TAX INFORMATION

Tax ID		Lot	23
SWIS	554803	% Improved	59%
Block	1		
Legal Description			
APN	4803-154-000-00042-001-0023-0000000	Annual Tax	\$32,316
Parcel ID	554803154042000102300000000	County/Township Tax	\$4,200
Exemption(s)		School Tax	\$18,757
Tax Year	2025	Village Tax	\$9,359
Total Tax, Less Exemptions, Plus R elevy			

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,138,500	\$1,138,500	\$1,138,500
Assessed Value - Land	\$469,400	\$469,400	\$469,400
Assessed Value - Improved	\$669,100	\$669,100	\$669,100
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$1,138,500	\$1,138,500	\$1,138,500
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax Amount			
Tax Year	*Total Tax	Change (\$)	Change (%)
2023	\$24,778		
2024	\$30,259	\$5,481	22.12%
2025	\$32,316	\$2,057	6.8%

*Indicates amount includes exemptions and/or re-leivies

CHARACTERISTICS

Property Class	Converted Resid	Garage Type	
Land Use -CoreLogic	Converted Residence	Garage Capacity	
Lot Frontage		Garage Sq Ft	

Lot Depth	
Lot Acres	0.2043
Lot St Ft	8,900
Lot Shape	
Basement Type	Unfinished
Style	Colonial
Building Sq Ft	Tax: 6,084 MLS: 865
Building Width	
Building Depth	
Stories	MLS: 1
Construction Grade	Average
Quality	Good
Total Units	
Total Rooms	10
Bedrooms	Tax: 5 MLS: 2
Full Baths	Tax: 2 MLS: 1
Half Baths	
MLS Total Baths	1
Bath Fixtures	
Fireplaces	
Condo Amenities	
Water	Commercial
Sewer	Public Service
Cooling Type	Central
Heat Type	Hot Water Steam
Porch	Covered Porch
Patio Type	

Roof Type	
Roof Material	
Roof Frame	
Roof Shape	
Construction	
Interior Wall	
Exterior	Aluminum/Vinyl
Floor Cover	
Foundation	
Pool	
Pool Size	
Year Built	Tax: 1900 MLS: 1925
Effective Year Built	1960
Topography	
Other Impvs	
Other Rooms	
Heat Fuel Type	Gas
Ground Floor Area	1,098
2nd Floor Area	941
Above Gnd Sq Ft	2,460
Area Above 3rd Floor	421
Area of Recreation Room	
Finished Basement Area	
Porch 1 Area	24
Patio/Deck 2 Area	132
State Use Description	Converted Resid-483

FEATURES		
Feature Type	Size/Qty	Year Built
Covered Porch	24	1965
Open Porch	132	1960

Building Description	Building Size
E03	2,220

SELL SCORE			
Rating		Value As Of	2025-12-14 07:50:13
Sell Score			

ESTIMATED VALUE			
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(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	H4746486	Closing Price	\$2,400
MLS Status	Closed	Closing Date	12/14/2017
MLS Area	RYE TOWN	Listing Agent Name	7276-Kathleen Spadaro
Current Listing Price	\$2,400	Listing Broker Name	SPADARO REAL ESTATE, LTD.
Days on Market	13	Selling Agent Name	21043-Anthony M. Decioccio Jr
Original Listing Price		Selling Broker Name	POST ROAD REALTY

MLS Listing #	H4744375	H4536252	H4410028	H3334115	H3319221
MLS Listing Date	10/04/2017	08/04/2015	04/28/2014	11/14/2013	06/14/2013
MLS Sale Date		08/27/2015	05/05/2014	02/20/2014	08/07/2013
MLS Listing Close Price		\$2,500	\$2,500	\$2,200	\$2,400
MLS Status	Expired	Closed	Closed	Closed	Closed

MLS Listing #	H3134105	H2935124
MLS Listing Date	11/13/2011	11/20/2009
MLS Sale Date	05/06/2012	03/01/2010
MLS Listing Close Price	\$2,250	\$2,400

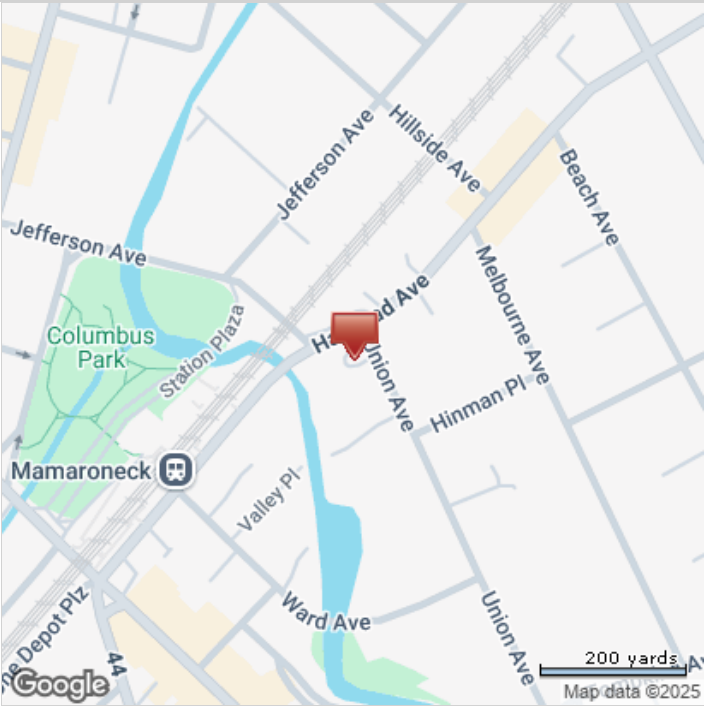
LAST MARKET SALE & SALES HISTORY			
Recording Date	10/14/2025	Owner Name	333 Halstead LLC
Settle Date	Tax: 10/08/2025 MLS: 12/14/2017	Owner Name 2	
Sale Price	\$1,325,000	Seller	Bruskin Robert B
Document Number	65279-3073	Price Per Square Feet	\$217.78
Deed Type	Bargain & Sale Deed		

Recording Date	10/14/2025	10/20/2008
Sale/Settlement Date	10/08/2025	09/29/2008
Sale Price	\$1,325,000	
Nominal		Y
Buyer Name	333 Halstead LLC	Bruskin Robert H
Seller Name	Bruskin Robert B	Bruskin Harry C & S M
Document Number	65279-3073	48280-108
Document Type	Bargain & Sale Deed	Bargain & Sale Deed

MORTGAGE HISTORY	
Mortgage Date	
Mortgage Amount	
Mortgage Lender	
Mortgage Code	
Borrower Name	
Borrower Name 2	
Mortgage Int Rate	
Mortgage Type	
Mortgage Term	
Mortgage Int Rate Type	

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS

Property Class	Converted Resid	Garage Type	
Land Use -CoreLogic	Converted Residence	Garage Capacity	
Lot Frontage		Garage Sq Ft	
Lot Depth		Roof Type	
Lot Acres	0.2043	Roof Material	
Lot St Ft	8,900	Roof Frame	
Lot Shape		Roof Shape	
Basement Type	Unfinished	Construction	
Style	Colonial	Interior Wall	
Building Sq Ft	3,864	Exterior	Aluminum/Vinyl
Building Width		Floor Cover	
Building Depth		Foundation	
Stories		Pool	
Construction Grade	Average	Pool Size	
Quality	Good	Year Built	1900
Total Units		Effective Year Built	1960
Total Rooms	10	Topography	
Bedrooms	5	Other Impvs	
Full Baths	2	Other Rooms	
Half Baths		Heat Fuel Type	Gas
MLS Total Baths		Ground Floor Area	1,098
Bath Fixtures		2nd Floor Area	941
Fireplaces		Above Gnd Sq Ft	2,460
Condo Amenities		Area Above 3rd Floor	421
Water	Commercial	Area of Recreation Room	
Sewer	Public Service	Finished Basement Area	
Cooling Type	Central	Porch 1 Area	24
Heat Type	Hot Water Steam	Patio/Deck 2 Area	132
Porch	Covered Porch	State Use Description	
Patio Type			

FEATURES

Feature Type	Size/Qty	Year Built
Covered Porch	24	1965
Open Porch	132	1960
Building Description	Building Size	
E03	2,220	

CHARACTERISTICS

Property Class	Converted Resid
Land Use -CoreLogic	Converted Residence
Lot Frontage	
Lot Depth	
Lot Acres	0.2043
Lot St Ft	8,900
Lot Shape	
Basement Type	Partial
Style	
Building Sq Ft	2,220
Building Width	
Building Depth	
Stories	
Construction Grade	Average
Quality	
Total Units	
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
MLS Total Baths	
Bath Fixtures	
Fireplaces	
Condo Amenities	
Water	Commercial
Sewer	Public Service
Cooling Type	
Heat Type	
Porch	Covered Porch
Patio Type	

Garage Type	
Garage Capacity	
Garage Sq Ft	
Roof Type	
Roof Material	
Roof Frame	
Roof Shape	
Construction	
Interior Wall	
Exterior	
Floor Cover	
Foundation	
Pool	
Pool Size	
Year Built	1925
Effective Year Built	1970
Topography	
Other Impvs	
Other Rooms	
Heat Fuel Type	
Ground Floor Area	
2nd Floor Area	
Above Gnd Sq Ft	
Area Above 3rd Floor	
Area of Recreation Room	
Finished Basement Area	
Porch 1 Area	24
Patio/Deck 2 Area	
State Use Description	

FEATURES

Feature Type	Size/Qty	Year Built
Covered Porch	24	1965

Building Description	Building Size
E03	2,220

Halstead Ave, Mamaroneck, NY 10543, Westchester County

APN: 4803-154-000-00042-001-0025-0010000 CLIP: 2529305707

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	2	1	1	N/A	N/A
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,000	6,682	1949	MUNI PROP	

OWNER INFORMATION			
Owner Name	Village Of Mamaroneck	Tax Billing Zip+4	
Owner Name 2		Owner Vesting	
Tax Billing Address	123 Mamaroneck Ave	Owner Occupied	
Tax Billing City & State	Mamaroneck, NY	Ownership Right Vesting	
Tax Billing Zip	10543		

LOCATION INFORMATION			
City/Town	Rye	Zoning	08
Village	MAMARONECK	Section	4803-154-00042
School District	Rye Neck	Condo Floor	
Zip Code Property	10543	Location Influence	
Census Tract	72.00	Waterfront Influence	
Tract Number		Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X500
Carrier Route		Flood Zone Panel	36119C0353F
Subdivision		Flood Zone Date	09/28/2007

TAX INFORMATION			
Tax ID		Lot	25
SWIS	554803	% Improved	
Block	1		
Legal Description			
APN	4803-154-000-00042-001-0025-0010000	Annual Tax	\$4,263
Parcel ID	55480315404200010250010000	County/Township Tax	\$575
Exemption(s)		School Tax	\$2,692
Tax Year	2025	Village Tax	\$996
Total Tax, Less Exemptions, Plus R elevy			

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$153,500	\$153,500	\$153,500
Assessed Value - Land	\$153,500	\$153,500	\$153,500
Assessed Value - Improved			
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$153,500	\$153,500	\$153,500
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax Amount			
Tax Year	*Total Tax	Change (\$)	Change (%)
2023	\$3,553		
2024	\$4,253	\$701	19.72%
2025	\$4,263	\$10	0.23%

*Indicates amount includes exemptions and/or re-leveys

CHARACTERISTICS			
Property Class	City/Town/Village Pub Park	Garage Type	
Land Use -CoreLogic	Municipal Property	Garage Capacity	
Lot Frontage		Garage Sq Ft	
Lot Depth		Roof Type	
Lot Acres	0.1534	Roof Material	

Lot St Ft	6,682	Roof Frame	
Lot Shape		Roof Shape	
Basement Type		Construction	
Style		Interior Wall	
Building Sq Ft	MLS: 1,000	Exterior	
Building Width		Floor Cover	
Building Depth		Foundation	
Stories	MLS: 2	Pool	
Construction Grade		Pool Size	
Quality		Year Built	MLS: 1949
Total Units		Effective Year Built	
Total Rooms		Topography	
Bedrooms	MLS: 2	Other Impvs	
Full Baths	MLS: 1	Other Rooms	
Half Baths	MLS: 1	Heat Fuel Type	
MLS Total Baths	2	Ground Floor Area	
Bath Fixtures		2nd Floor Area	
Fireplaces		Above Gnd Sq Ft	
Condo Amenities		Area Above 3rd Floor	
Water	Commercial	Area of Recreation Room	
Sewer	Public Service	Finished Basement Area	
Cooling Type		Porch 1 Area	
Heat Type		Patio/Deck 2 Area	
Porch		State Use Description	City/Town/Village Pub Park-963
Patio Type			

FEATURES		
Feature Type	Size/Qty	Year Built

Building Description	Building Size
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SELL SCORE			
Rating		Value As Of	2025-12-14 07:50:13
Sell Score			

ESTIMATED VALUE			
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LISTING INFORMATION			
MLS Listing Number	H2621847	Closing Price	\$1,850
MLS Status	Closed	Closing Date	09/14/2006
MLS Area	RYE TOWN	Listing Agent Name	4279-Anthony D'onofrio
Current Listing Price	\$1,850	Listing Broker Name	HOULIHAN LAWRENCE INC.
Days on Market	47	Selling Agent Name	3958-Lawrence Duignan
Original Listing Price		Selling Broker Name	SPADARO REAL ESTATE, LTD.

MLS Listing #	H2424777	H2416476	H70857	H68289
MLS Listing Date	12/09/2004	08/06/2004	12/12/1996	10/25/1996
MLS Sale Date				12/03/1998
MLS Listing Close Price				\$120,000
MLS Status	Expired	Expired	Expired	Closed

LAST MARKET SALE & SALES HISTORY			
Recording Date		Owner Name	Village Of Mamaroneck
Settle Date	MLS: 09/14/2006	Owner Name 2	
Sale Price		Seller	
Document Number		Price Per Square Feet	
Deed Type			

Recording Date
Sale/Settlement Date
Sale Price

Nominal
Buyer Name
Seller Name
Document Number
Document Type

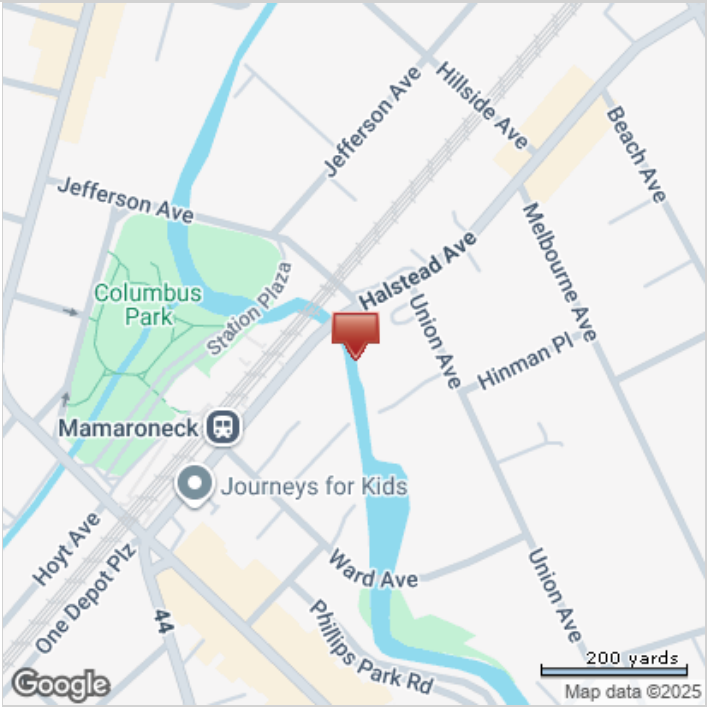
MORTGAGE HISTORY

Mortgage Date
Mortgage Amount
Mortgage Lender
Mortgage Code
Borrower Name
Borrower Name 2
Mortgage Int Rate
Mortgage Type
Mortgage Term
Mortgage Int Rate Type

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated