

# Amazing Opportunity!

289 Warburton Avenue  
Yonkers, NY 10701



Fully Approved Site for 36 Apts! On-Site Parking!





# Rendering Of Future Building!







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12,500      \$1,990,000  
SQFT.      OFFERED AT

**This is your chance to get in on the Yonkers development BOOM!**

\*Location: The lot has a prime location with 100 feet on Warburton Ave and an additional 25 feet on Woodworth Ave, providing convenient access and potentially enhancing attractiveness.

\*Approval and Development: The site is fully approved for a 36-unit apartment building, which streamlines the development process and reduces uncertainty for investors. Proforma of over \$840,000 per year net income!

\*Building Features: The planned building will be high efficiency, running on electric power, which aligns with modern sustainability trends. Tenants will be responsible for paying their own utilities.

\*Parking: The property offers two levels of on-site parking, totaling 36 spaces. Sufficient parking is a crucial factor for urban developments and can add substantial value.

\*Affordable Housing: The inclusion of one affordable rental unit, as required by the City of Yonkers, not only meets regulatory requirements but also supports community inclusivity



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## 100 Feet on Warburton Ave



## 25 Feet on Woodward Ave

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**\*Proximity to Transit:** With a distance of only 0.07 miles to the Metro North Station, the site offers excellent access to public transportation, appealing to commuters and enhancing the property's marketability.

**\*View and Surroundings:** Aprs. at the rear of the building will boast Hudson River views., which can be a major renting point for tenants seeking attractive living environments.

**\*Development Potential:** The presence of at least 6 other new development sites in the area underscores Yonkers' growth and attractiveness of investing in this location.

Don't miss your chance!

Approved building and site plans available for review.



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Proforma

36 Unit Yonkers	
Price 2M	
<u>Unit #:</u>	<u>Proposed rent amount:</u>
1	\$ 2,100.00
2	\$ 2,100.00
3	\$ 2,100.00
4	\$ 2,100.00
5	\$ 2,100.00
6	\$ 2,100.00
7	\$ 2,100.00
8	\$ 2,100.00
9	\$ 2,100.00
10	\$ 2,100.00
11	\$ 2,100.00
12	\$ 2,100.00
13	\$ 2,100.00
14	\$ 2,100.00
15	\$ 2,100.00
16	\$ 2,100.00
17	\$ 2,100.00
18	\$ 2,100.00
19	\$ 2,100.00
20	\$ 2,100.00
21	\$ 2,100.00
22	\$ 2,100.00
23	\$ 2,100.00
24	\$ 2,100.00
25	\$ 2,100.00
26	\$ 2,100.00
27	\$ 2,100.00
28	\$ 2,100.00
29	\$ 2,100.00
30	\$ 2,100.00
31	\$ 2,100.00
32	\$ 2,100.00
33	\$ 2,100.00
34	\$ 2,100.00
35	\$ 2,100.00
36	\$ 2,100.00
37 Parking	\$ 6,300.00
<b>Total Monthly Rental Income:</b>	<b>\$ 81,900.00</b>
<b>Annual Rental Income:</b>	<b>\$ 982,800.00</b>
<u>Annual Expenses</u>	<u>Amount</u>
Taxes	\$ 15,000.00
Insurance	\$ 36,000.00
Water/Sewer	\$ 21,600.00
Repairs	\$ 11,500.00
Management	\$ 40,992.00
Super	\$ 15,000.00
Electric	\$ 2,400.00
<b>Total Expenses:</b>	<b>\$ 142,492.00</b>
<b>NOI</b>	<b>\$ 840,308.00</b>

Cash Cow







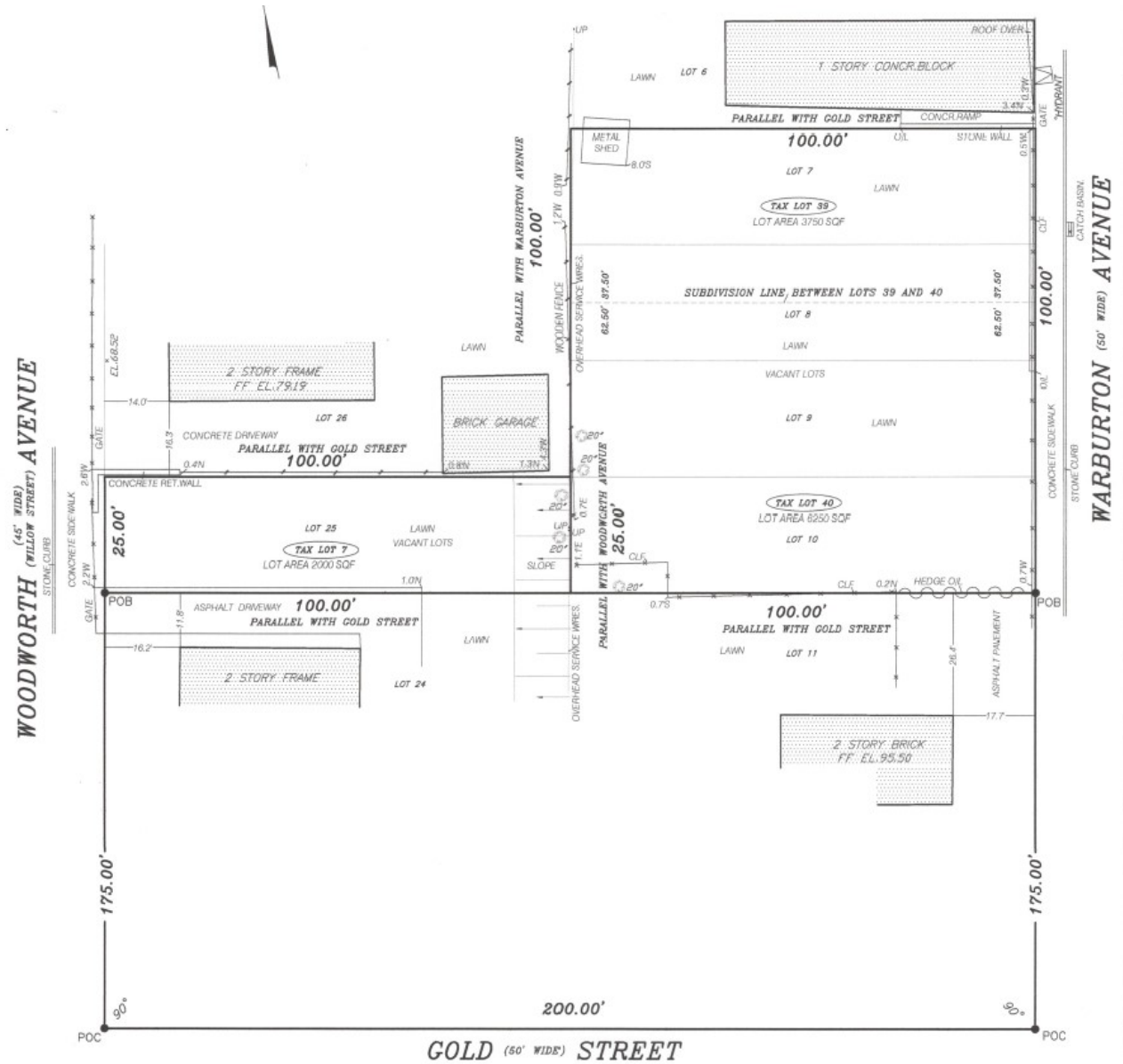




289 Warburton Ave  
Yonkers NY 10701

# Survey

- 100 Feet on Warburton Ave
- 25 Feet on Woodworth Ave



FILED MAP  
LOTS 7, 8, 9, 10 AND 25 ON "MAP OF BUILDING LOTS OF YONKERS" AND  
FILLED ON AUGUST 14, 1851 AS MAP NO. 159





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YONKERS

**Selling Yonkers, One Brick At A Time!**

LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.

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