



A Mixed-Use Investment Opportunity

914 Nepperhan Avenue | Yonkers, NY

Commercial / Residential Use Property For Sale

Contact

Christian Dedvukaj 914.747.5000 CD@princetonrealtygroup.com

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Executive Summary



OFFERING SUMMARY

BUILDING SIZE	5,500 SF
LOT SIZE	10,500 sf
ZONING	I - Industrial
SALE PRICE	\$1,750,000
PARKING	On-site Approx. 10 Cars
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Located in the heart of Yonkers’ historic Nepperhan industrial corridor, 914 Old Nepperhan Avenue offers a prime opportunity for businesses seeking flexible industrial or commercial space in a rapidly evolving area. The Mixed-Use (Commercial / Residential) current use as an autobody repair and storage, "I" zoning allows for multiple commercial uses ranging from heavy industrial to restaurant use. The property has two buildings - the commercial building consisting of 3,500 sf and a 2,000 sf residential building consisting of two - 2 bedroom apartments.

LOCATION OVERVIEW

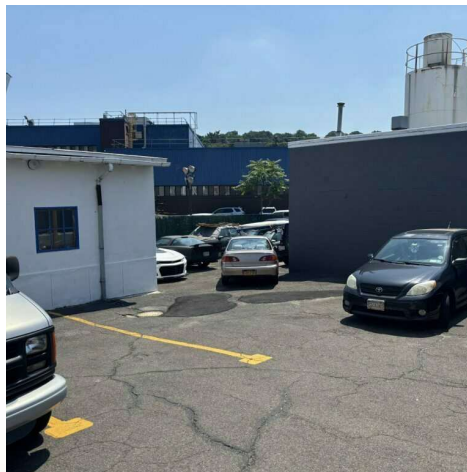
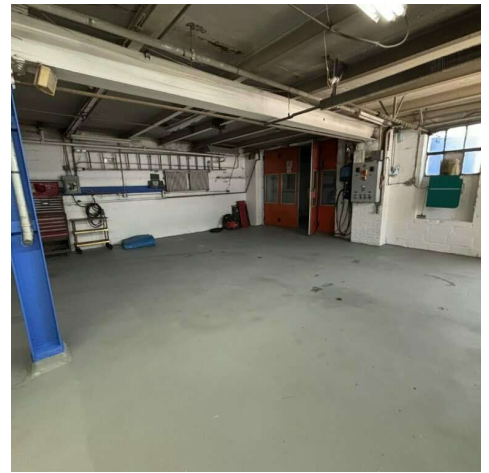
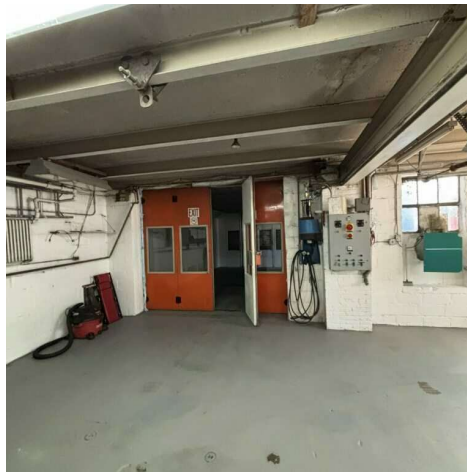
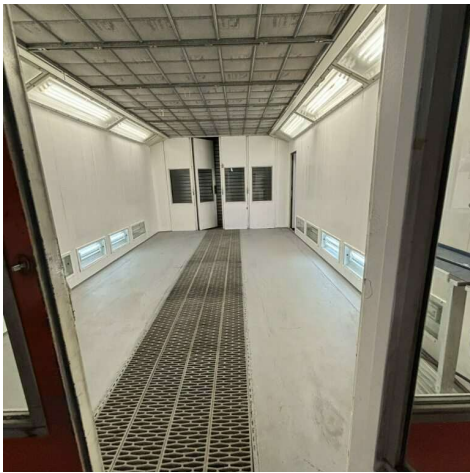
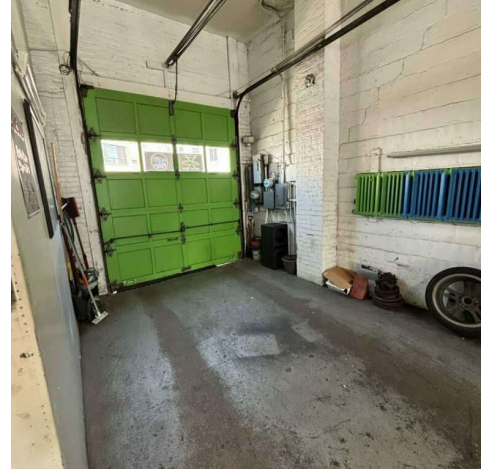
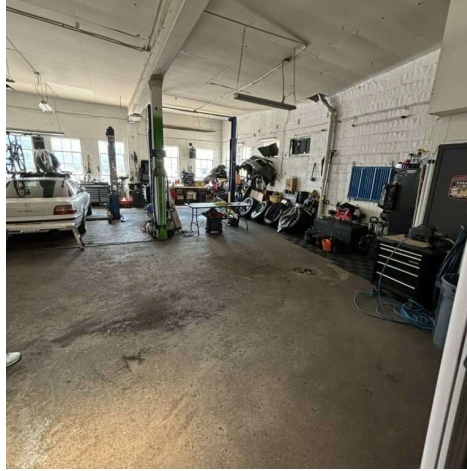
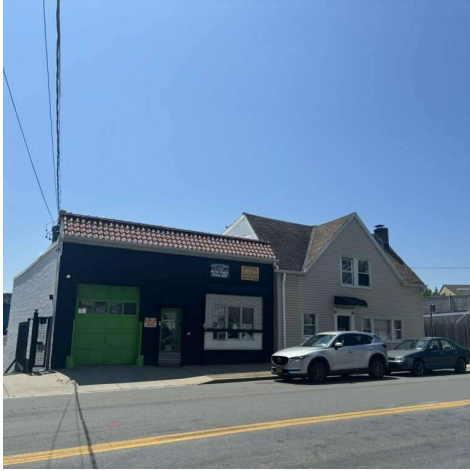
Nepperhan Avenue’s location offers seamless access to the Saw Mill River Parkway, I-87, and Route 9A, making it ideal for last-mile delivery or regional operations. It is also within reach of downtown Yonkers, the waterfront, and major transit hubs, ensuring access to workforce and consumer bases. The area retains its industrial backbone—with active uses ranging from auto repair and metal works to commercial storage and creative fabrication benefitting from city-led revitalization efforts that are attracting artists, breweries, and mixed-use developers. Whether for continued industrial use or adaptive redevelopment, 914 Old Nepperhan Ave. stands at the crossroads of Yonkers’ industrial legacy and future growth.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

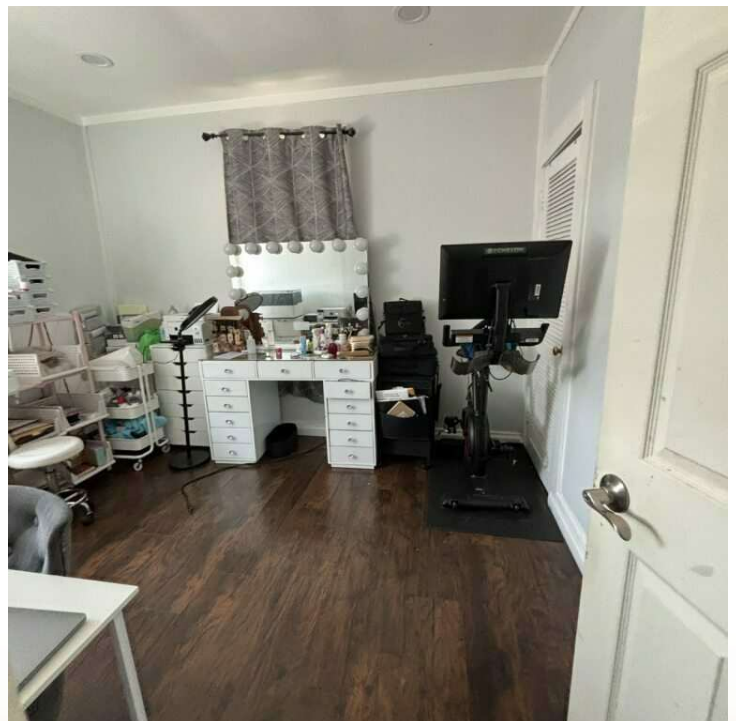
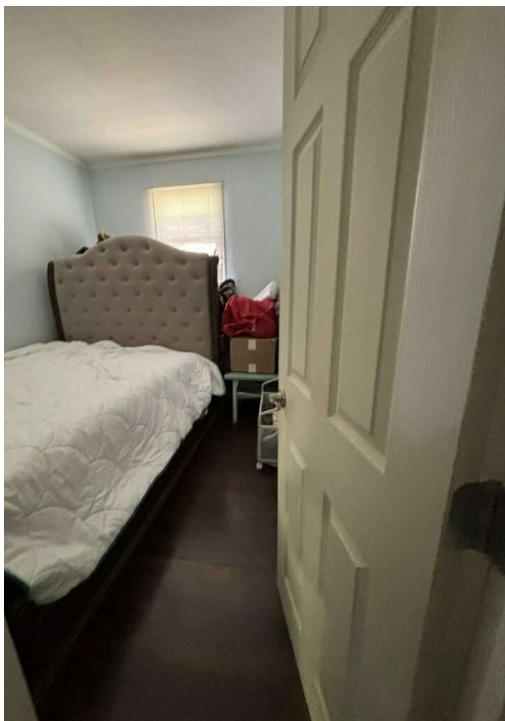
Pro Forma

914 Old Nepperhan Pro Forma			
Income	Tenant	Current Income	Potential Income
	914 Auto	\$3,200.00	\$3,500.00
	Vacant	\$0.00	\$3,500.00
	2 Bedroom	\$2,000.00	\$2,500.00
	2 Bedroom	\$1,050.00	\$2,500.00
	Total Monthly	\$6,250.00	\$12,000.00
	Total Annual	\$75,000.00	\$144,000.00
Expenses (Annual)	Taxes	\$3,850.00	
	Insurance	\$7,200.00	
	Heat (#2 Oil)	\$9,500.00	
	Maitnence	\$3,500.00	
	Water	\$1,200.00	
	Management(5%)	\$3,750.00	
	Electric	\$2,800.00	
	Total Expenses	\$31,800.00	
	Potential NOI	\$112,200.00	

Garage Photos



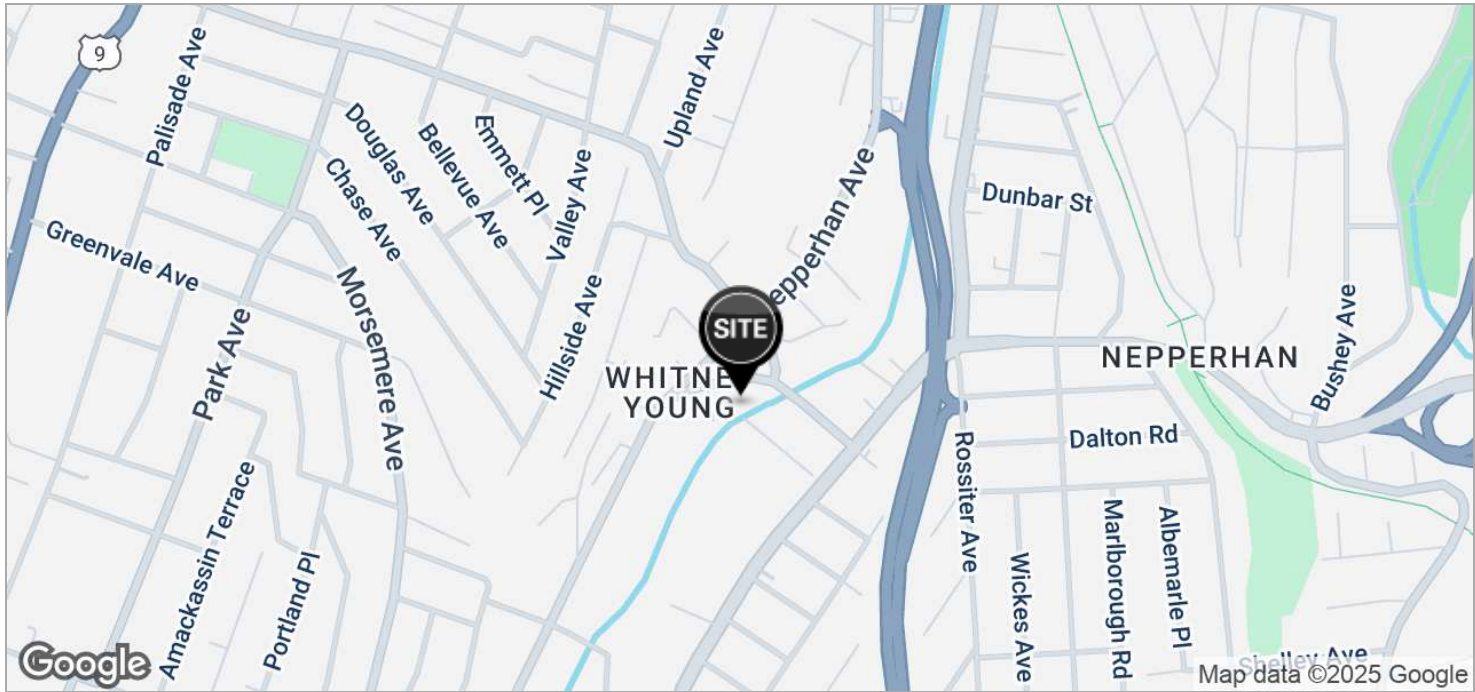
Apartment Photos



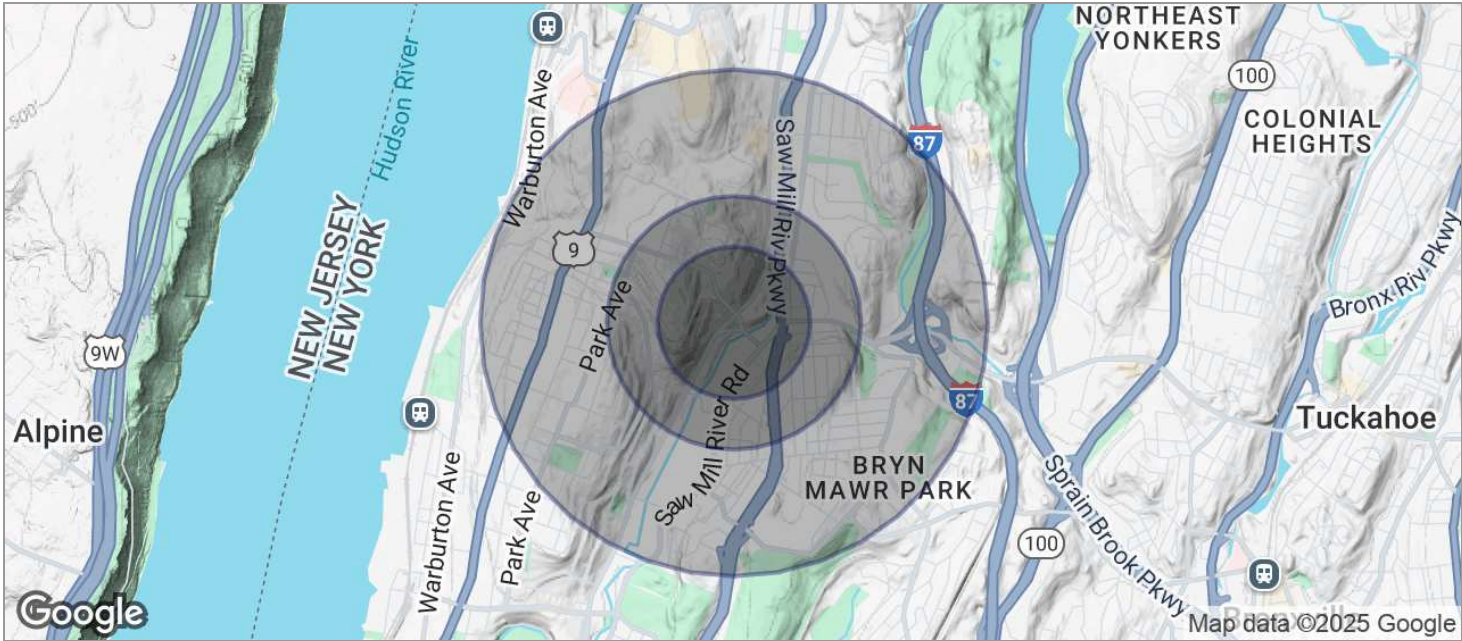
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COMMERCIAL / RESIDENTIAL USE
PROPERTY FOR SALE

Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,400	9,135	31,129
MEDIAN AGE	41	41	42
MEDIAN AGE (MALE)	40	39	40
MEDIAN AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	466	3,150	11,052
# OF PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$124,704	\$126,574	\$127,667
AVERAGE HOUSE VALUE	\$540,167	\$549,071	\$551,213

* Demographic data derived from 2020 ACS - US Census