

OFFERING MEMORANDUM

MIXED-USE BUILDING

213-215 WEST 3RD STREET
MOUNT VERNON, NY



AuctionAdvisors
National reach, Local touch.

AUCTION

PROPERTY:

213-215 WEST 3RD STREET MOUNT VERNON, NY

DATE:

JANUARY 14, 2026 @ 12 PM (REGISTRATION @ 11 AM)

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EXECUTIVE SUMMARY

This mixed-use property comprises nine free-market residential apartments and two ground-floor retail units, totaling approximately 12,000 square feet. The building is fully occupied, well maintained, and operates with notably low expenses due to tenant-paid utilities and recently installed mechanical systems. Located within a vibrant, highly walkable neighborhood with excellent transit accessibility—including close proximity to the 2 subway line and Metro-North—the property offers stable income with additional upside potential. Many units feature balconies, and the retail tenants have demonstrated consistent reliability. Although benefiting from New York City transit access, the property is situated within Westchester County, enhancing its appeal to both residents and investors.

Live Onsite Auction:

January 14, 2026
@ 12 PM

Registration
@ 11 AM



HIGHLIGHTS



Prime Location: A highly walkable neighborhood with excellent transit access, including the 2 subway line and Metro-North Railroad. Situated in Westchester County while still offering direct connectivity to the NYC subway system.



Operational Efficiency: Equipped with new individual gas-fired boilers and a sprinkler system; tenants are responsible for their own heating and electricity, resulting in low operating costs.



Strong Physical Condition: Well-maintained building; residential units are in good condition, with many offering private balconies.



Full Occupancy: The building is fully leased, and the surrounding area experiences very low vacancy rates.



Reliable Commercial Tenancy: Ground-floor retail tenants provide stable, dependable income.



Investment Profile: Stabilized revenue with potential for future income growth.

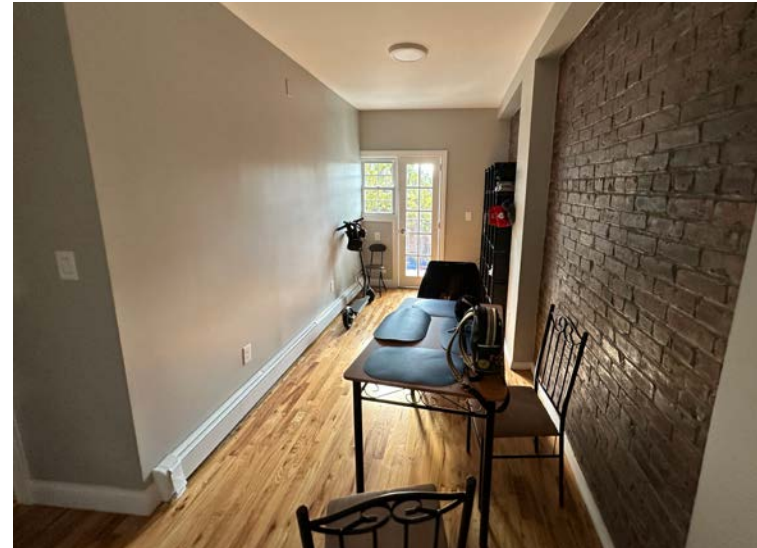


Broker Cooperation: 2% commission



Deposit Requirement: \$100,000

More information at www.AuctionAdvisors.com



S 13TH AVE



FINANCIAL SUMMARY

UNIT	UNIT TYPE	# BED	# BATH	RENT	SECURITY DEPOSIT	MOVE IN	LEASE END
1B	Free Market	2	1	\$1,700.00	\$1,700.00	2/15/25	2/28/26
2B	Free Market	2	1	\$2,200.00	\$2,200.00	5/1/25	4/30/26
2F	Free Market	2	1	\$2,100.00	N/A	5/22/25	N/A
3B	Free Market	2	1	\$2,280.00	N/A	3/1/23	4/30/25
3F	Free Market	2	1	\$1,944.00	\$1,800.00	9/1/24	8/31/26
Retail	Commercial	0	0	\$1,850.00	\$1,850.00	4/1/25	3/31/26
2A	Free Market	3	1	\$2,300.00	N/A	10/1/25	9/30/26
2B	Employee APT	3	1	\$2,256.00	N/A	9/1/24	11/30/25
3A	Free Market	2	1	\$2,350.00	N/A	2/1/24	1/31/26
3B	Free Market	3	1	\$2,100.00	\$2,100.00	12/1/23	12/31/25
Retail	Commercial	0	0	<u>\$2,443.34</u>	N/A	3/1/18	7/29/28
TOTAL				\$23,523.34			

ANNUAL RENT \$282,280.08

EXPENSES

INSURANCE \$8,000.00

SUPER \$4,200.00

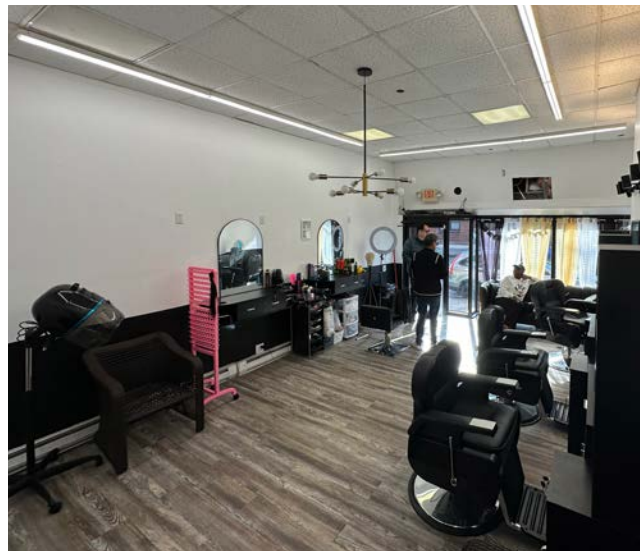
COMMON AREA ELEC \$6,700.00

TAXES \$47,000.00

MAINT & REPAIR \$10,000.00

TOTAL \$75,900.00

NET INCOME \$206,380.08



213 WEST

APT 2A



APT 2B

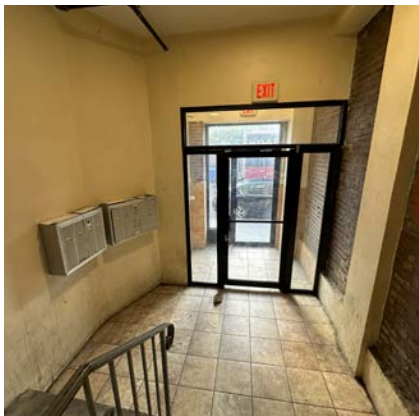


APT 3A

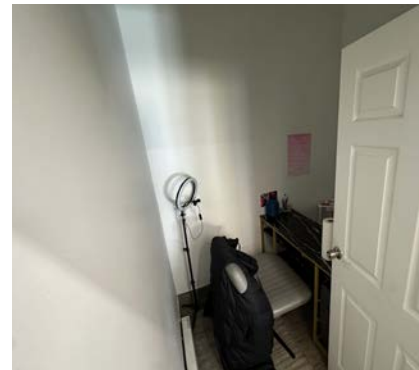
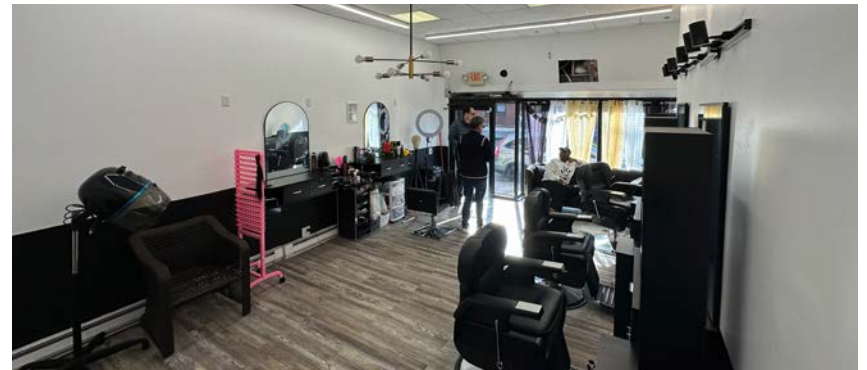


213 WEST

EXTERIOR, HALLWAYS, STAIRS



RETAIL (BEAUTY SALON)



215 WEST

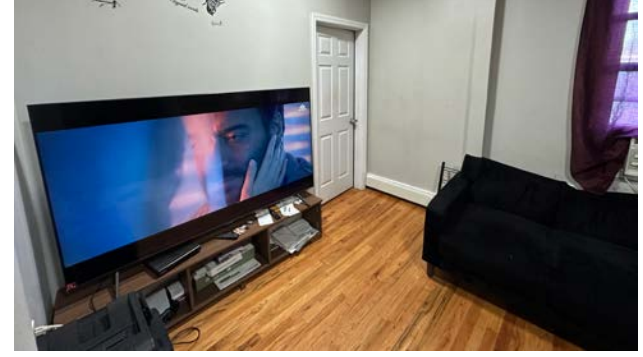
APT 2A



APT 3A

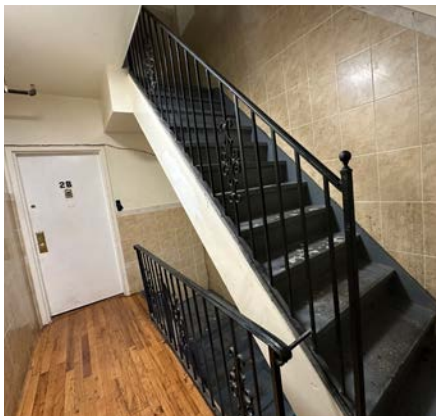


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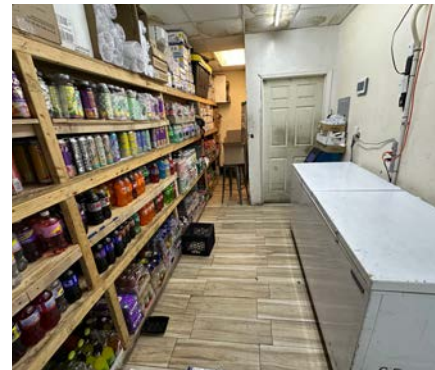


215 WEST

EXTERIOR, HALLWAYS, STAIRS



RETAIL (DELI)





I-87 (96,072 VPD)

EMPIRE CITY CASINO
YONKERS RACEWAY

HILLVIEW RESERVOIR

213-215 WEST 3RD ST



MONTEFIORE MOUNT VERNON HOSPITAL

WAKEFIELD-241 ST SUB STATION

NEREID AV SUB STATION

233 ST SUB STATION

MOUNT SAINT MICHAEL ACADEMY

THE STADIUM AT MEMORIAL FIELD

HRP (102,166 VPD)

US 1 (24,721 VPD)

Logos for: Michaels, TJ-maxx, macy's, RED LOBSTER, HomeGoods, Marshalls, Applebee's, CAVA, OLD NAVY, STOP & SHOP, Bath & Body Works, Dunkin', McDonald's, THE CHILDREN'S PLACE, target, Starbucks, AMERICAN EAGLE OUTFITTERS, and Panda Express.

Logos for: Dunkin' and McDonald's.

Logos for: target, BEST BUY, TJ-maxx, DUNKIN', petco, T Mobile, Famous Footwear, KFC, Starbucks, and BURGER KING.

Logos for: FOOD BAZAAR SUPERMARKET and Auto Zone.

Logos for: BJs, PETSMART, L+DL, Panera, 24 FITNESS, Michaels, Chipotle, ShopRite, HomeGoods, verizon, Dave & Buster's, Smash Burger, Wendy's, and IHOP.



MARKET OVERVIEW

Mount Vernon: A Strategic Growth Market

Mount Vernon, NY is emerging as a prime location for healthcare and professional service providers. With strong population density, ongoing redevelopment, and proximity to major regional medical institutions, the city offers compelling growth opportunities for tenants and investors alike.

Market Momentum

Steady residential growth, commercial reinvestment, and upgraded transit infrastructure have strengthened Mount Vernon's appeal. As families, commuters, and seniors continue to move into the area, demand for accessible and high-quality medical and professional services continues to rise. Improved roadways, station upgrades, and new development corridors have enhanced connectivity across Westchester and the Bronx.

High-Demand Demographics

The city's dense population, large daytime workforce, and mix of families and seniors support consistent demand for medical and professional tenants. Mount Vernon also benefits from reliable insurance coverage across both private and public plans, ensuring a broad patient base.

Central Access & Visibility

With direct access to the Bronx River Parkway, Hutchinson Parkway, I-95, and two Metro-North stations, Mount Vernon offers excellent accessibility. Busy commercial corridors and nearby retail hubs—Fleetwood, Gramatan Avenue, and Cross County Center—ensure strong visibility and steady foot traffic.

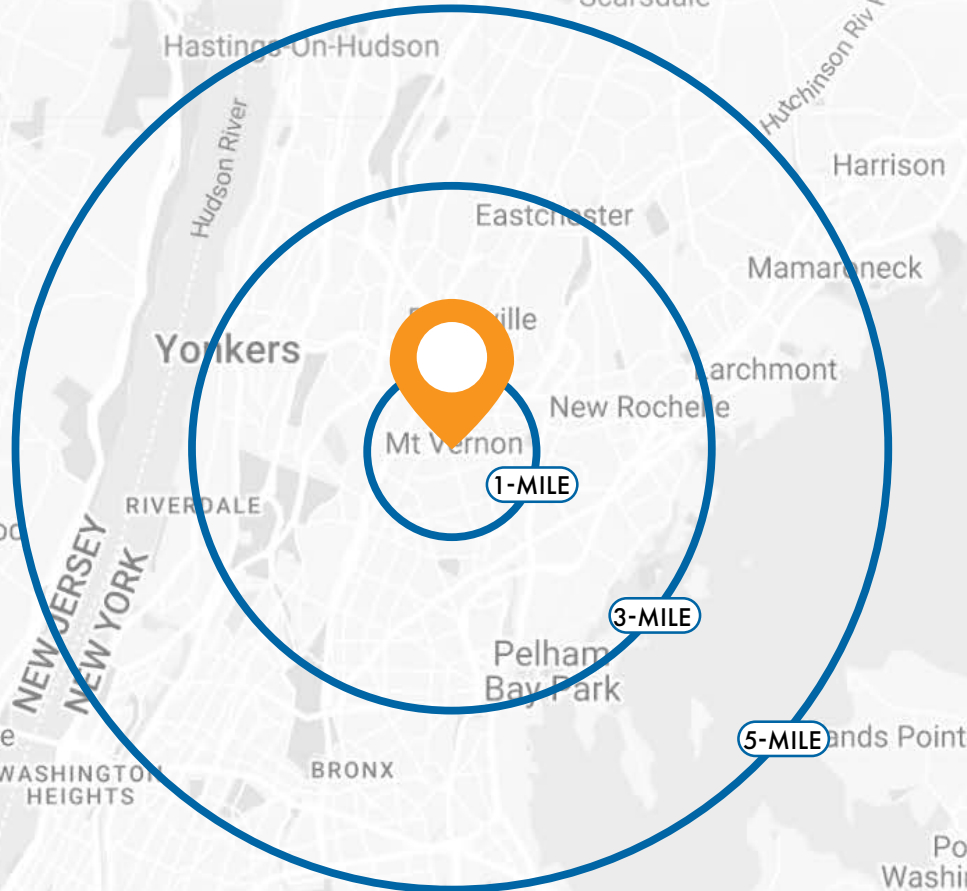
Healthcare Ecosystem Nearby

Mount Vernon is supported by an exceptionally deep healthcare network, with major institutions just minutes away:

- Montefiore Mount Vernon Hospital
- Montefiore New Rochelle Hospital
- Montefiore Hutchinson Campus
- NYC Health + Hospitals / Jacobi
- Numerous local primary care, dental, and specialty practices

This creates a strong referral environment ideal for outpatient providers and professional services, fostering steady referrals, integrated care partnerships, and enhanced visibility within a well-established regional healthcare network.

DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	81,901	477,033	1,227,586
Households	30,243	179,524	461,187
Families	19,229	113,483	287,610
Average Household Size	2.68	2.61	2.59
Owner Occupied Housing Units	10,264	68,187	140,276
Renter Occupied Housing Units	19,979	111,337	320,911
Median Age	39.1	39.7	38.8
Median Household Income	\$72,725	\$72,035	\$64,723
Average Household Income	\$99,410	\$108,766	\$99,674

2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	81,392	471,412	1,228,864
Households	30,141	178,807	467,225
Families	19,101	112,518	289,687
Average Household Size	2.68	2.59	2.56
Owner Occupied Housing Units	10,472	69,275	142,754
Renter Occupied Housing Units	19,669	109,532	324,471
Median Age	40.4	40.9	40.0
Median Household Income	\$81,875	\$79,463	\$71,121
Average Household Income	\$110,896	\$119,473	\$109,860

CONTACT

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1K
AUCTIONS

2005
EST.

95%
SUCCESS
RATE

39
STATES

DISCLAIMER

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