



62 St Andrews Pl, Yonkers, NY 10705

\$3,300,000

62 & 66 Saint Andrews Place

Development Site - Great Opportunity for Building



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Listing Added: 07/08/2022
Listing Updated: 07/08/2022



Details

Asking Price	\$3,300,000	Property Type	Land
Subtype	Commercial	Permitted Zoning	A
Lot Size (acres)	0.3	Ownership	n/a

Marketing Description

Development site!!! Potential to build over 30 units. Currently a 4 family house sitting on the property. Current tenants are month to month. The size of the lot makes it a great opportunity for an apartment building. These lots are located next to several other apartment buildings ranging from 4 to 110 units. The land could also be used commercially seeing as the property is located in a high-density residential neighborhood, with high daily traffic volume. Many commercial buildings are located in the surrounding area. Located along the Hudson River, Yonkers is New York's fourth largest city and the largest city in Westchester County. It is a city in the center of it all. Yonkers serves as the gateway between New York City and the Hudson Valley. Yonkers is convenient, affordable and offers opportunity for almost every residential and commercial investment. 62 and 66 St Andrews Place are located near several shops, restaurants, shopping malls, schools and parks. They are also within close proximity to several bus stops and just minutes away from Ludlow train station. There are several major highways near by such as the Henry Hudson Pkwy, Mosholu Pkwy, and the Bronx River Pkwy. 62 and 66 Saint Andrews Place are both located in Yonkers Zone A district. Zoning A districts allow uses for apartment houses or a small building high dens and municipal uses as principal permitted uses. Both properties can be combined which will give you approximately 0.30 acres of land that you can build anything on, whether it be a residential or commercial property.

**Information believed to be true but not warranted*

Investment Highlights

- Development site!
- Great opportunity for apartment building
- High Traffic area

Population

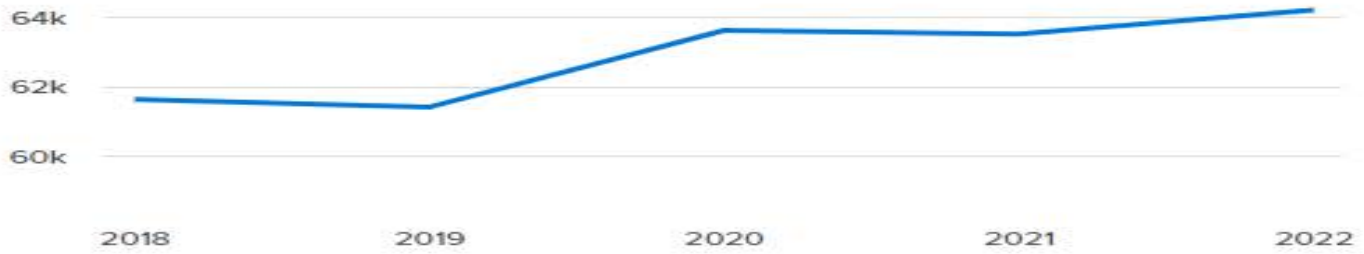
64.2k

↑ 1%

Compared to 63.5k in 2021

↑ 4%

Compared to 61.6k in 2018



Household Income

\$59.6k

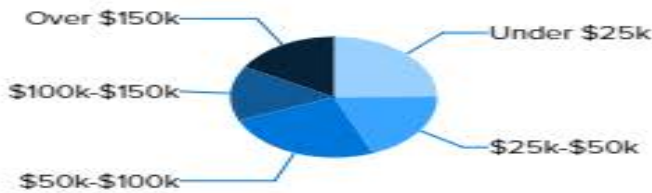
Median Income

\$76.8k

2026 Estimate

↑ 5%

Growth Rate



Age Demographics

36

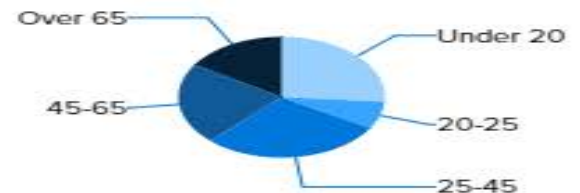
Median Age

37

2026 Estimate

↑ 3%

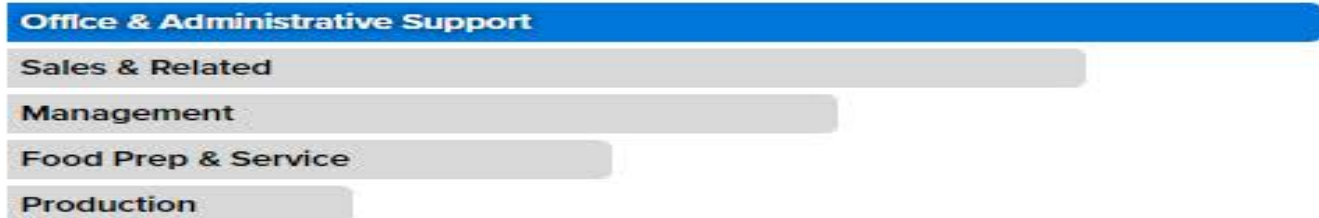
Growth Rate



Number of Employees

12.2k

Top 5 Employment Categories



Housing Occupancy Ratio

15:1

13:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

2:1

2:1 predicted by 2026

Renters

Homeowner