

# 705 & 715 MAMARONECK AVENUE

Mamaroneck, New York



Cushman & Wakefield's Capital Markets Group is pleased to present for sale 705 & 715 Mamaroneck Avenue in Mamaroneck, New York.

705 & 715 Mamaroneck Avenue are two adjacent parcels totaling 0.41 acres. 705 Mamaroneck Avenue is an unimproved lot and 715 Mamaroneck Avenue is improved with a 10,300± SF two-story office building that is currently vacant. Both properties are located in the C-1—General Commercial Zone as well as the TOD—Transit Oriented Development Overlay Zone—allowing for a variety of commercial uses or residential.

705 & 715 Mamaroneck Avenue are conveniently located within 2 minutes from the center of activity on Mamaroneck Avenue—a “restaurant row” boasting a wide variety of dining options including casual pizza shops like Sal’s Pizza, fast casual concepts like Smashburger, a cozy French bistro, authentic Chinese and many others, as well as upscale shops. Additionally, the property is also conveniently located within a 2-minute walk from the Mamaroneck Metro-North Train Station, which provides a 39-minute express ride to New York City via its New Haven line, 2 minutes from I-95, and 6 minutes from I-287.

- ⋮ **Owner-Occupant, Value-Add or Redevelopment Opportunity**
- ⋮ **Appeal of Surrounding Area**
- ⋮ **Zoning Allows for a Variety of Uses**
- ⋮ **Outstanding Connectivity— Convenient Access to Metro-North & Surrounding Employment Centers**

<b>Address</b>	705 & 715 Mamaroneck Avenue Mamaroneck, NY 10543
<b>Building SF</b>	10,300± SF
<b>Stories</b>	2 stories
<b>Parking</b>	20 surface spaces existing plus over 6,500 SF vacant lot allowing for more
<b>Site Size</b>	0.41± acres (18,005± SF)
<b>Zoning</b>	C1-General Commercial / TOD—Transit Oriented Development



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705 & 715  
MAMARONECK AVENUE

95  
EXIT 18  
0.3 mi.

Orangetheory  
CVS/pharmacy  
DUCK DONUTS  
North Shore Farms  
CHIPOTE  
MEXICAN GRILL

WMCHealth  
OPEN DOOR  
WOUND MEDICAL CENTER

22,270±  
VPD

WMA  
0.2 miles

GARDEN CATERING  
Miller's  
ENZO'S  
HAND & STONE  
RANI MAHAL  
Valley  
AT&T  
Ginban  
Frankie & Panucci's  
DUNKIN' DONUTS  
FRANKIE & PANUCCI'S

SEDONA  
TAPHOUSE  
PM Pediatric Urgent Care

Sal's PIZZA  
SmashBURGER  
CHERRY TREE  
M&T Bank  
SCHOOL OF ROCK  
Turkish Meze  
DIRECT KICKS  
Provence BISTRO  
salsa fresca  
LA HERRADURA  
Zenzo  
SUSHI

greenlife  
HARBOUR FISH & COMPANY  
DON JITO  
Tentempie Madrid  
CHASE  
STUDIO MADE  
yogaspark  
BACH TO ROCK  
EMELINTHEATRE  
MAMARONECK PUBLIC LIBRARY

CITYMD  
Edible ARRANGEMENTS  
PG  
Chocolatiers

DUNKIN' DONUTS  
MAMARONECK DINER & PIZZA  
DEREKTOR

Barlees  
Little Kitchen  
CKO kickboxing  
TRUSTCO BANK



Harbor Island Park

East Basin

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