



260
North Avenue

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New Rochelle, New York

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 260 North Avenue in New Rochelle, NY.

260 North Avenue is a 37,670± SF site improved with a 14,671± SF building that is currently occupied by Citizens Bank. The Site, which has street frontage on North Avenue, Huguenot Street and Lawton Street, is situated in the Downtown Overlay Zone 1 – Downtown Core District. Based on the size of the lot and the street frontage, the Site qualifies for Development Standard 2, which allow for up to 24 stories (with an additional 4 bonus stories for the Community Benefit Bonuses). The Form Based Downtown Overlay Zoning in its entirety can be found by clicking [HERE](#).

Citizens Bank, the current owner-occupier, would prefer to have a retail presence in any new development on the Site.

Located on a prominent corner in the heart of downtown New Rochelle, the property is conveniently situated within a 2-minute walk from the New Rochelle Transit Center, a stop for both Metro-North and Amtrak, and 0.5 miles from Interstate 95 (Exit 16).



0.75
ACRES



2 Minutes
WALK TO
TRANSIT CENTER



DO-1
ZONE



214'
FRONTAGE—
HUGUENOT ST



164'
FRONTAGE—
NORTH AVE

Redevelopment Opportunity

**Appeal of DO-1 /
Downtown Development
Standard 2 Zoning**

**Proximate to Numerous
City Amenities**

**Ideal Local &
Regional Access**



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New Rochelle, NY

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