



**480-484
Main Street**

480-484 Main Street

New Rochelle, New York

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 480-484 Main Street in New Rochelle, NY.

480-484 Main Street is a 16,553± SF site improved with a two-story 10,854± SF building that is currently multi-tenanted on the first floor and vacant on the second floor.

The Site, which has 75' of street frontage on Main Street and 15' of street frontage on North Avenue, is situated in the Downtown Overlay Zone 2 – Downtown District.

Based on the size of the lot, the Site could qualify for Development Standard 2, which allow for up to 12 stories (with an additional two bonus stories for the Community Benefit Bonuses). The Form Based Downtown Overlay Zoning in its entirety can be found by clicking [HERE](#).

Located on the eastern side of the downtown area, a development on the Site would benefit from Long Island Sound water views.

The Property is conveniently located steps from downtown's restaurants, coffee shops, and retail and within a 5-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).



10,854 SF
BUILDING AREA



0.38
ACRES



DO-2
ZONE



90'
STREET FRONTAGE



29
PARKING SPACES



5 Minutes
WALK TO TRANSIT CENTER

**Redevelopment
Opportunity**

**Form Based
Zoning**

**Proximate to Numerous
City Amenities**

**Ideal Local &
Regional Access**



**480-484
Main Street**

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

**480-484
Main Street**
New Rochelle, NY

Al Mirin
(203) 326 5822
al.mirin@cushwake.com

Matthew Torrance
(203) 326 5838
matthew.torrance@cushwake.com

Bill Eisenhut
(914) 305 9313
bill.eisenhut@cushwake.com

**CUSHMAN &
WAKEFIELD**
107 Elm Street, 8th Floor
Stamford, CT 06902
www.cwinvestmentpropertiesgroup.com