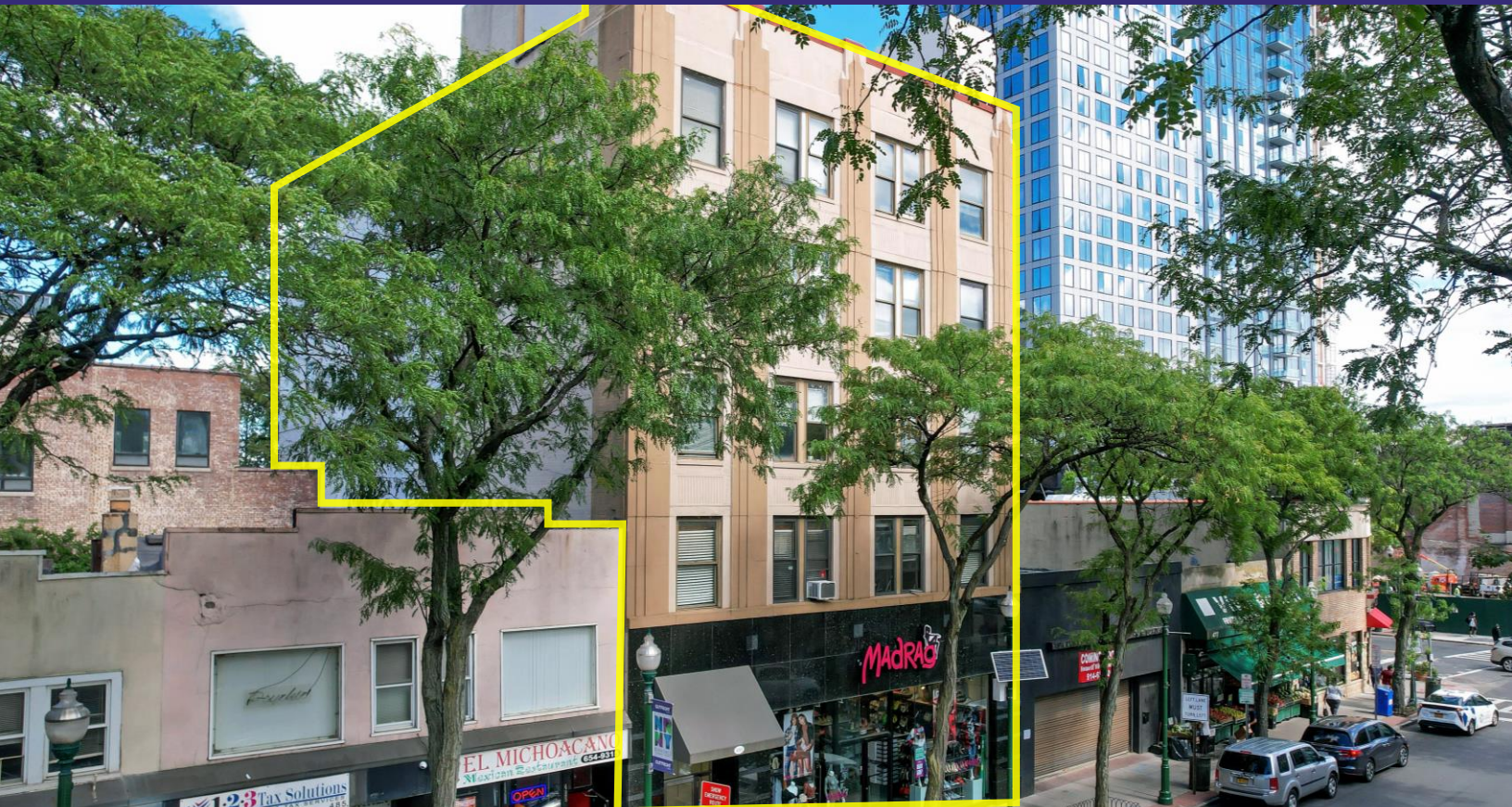


MEDICAL/OFFICE PROPERTY FOR SALE

481 Main Street | New Rochelle, NY 10801



24,500 SF GLA | 0.11 ACRE LOT

FOR SALE

CALL FOR DETAILS

INVESTMENT HIGHLIGHTS

- 5-Story Renovated Medical/Office Building
- Prime Downtown Location
- Close to Metro North Railroad and I-95
- Located Next to 2 Major Developments Under Construction/Approval that will add over 800 Residential Units
- Within Walking Distance of the Proposed LINC Rail which will connect Downtown with Main Street and the Metro-North Train Station
- Granite Façade Renovation, Front Entrance Door, Exterior Lighting and Awning Completed in 2013
- New Gas Boiler/Burner Installed in 2012
- Underground Fuel Tank Removed in 2019
- Three New Rooftop AC Units with 10-Year Warranties Replaced in April 2024
- Three New AC Units Replaced in 2023, 2022, & 2020

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	47,172	153,303	483,962
Avg. HH Income	\$106,291	\$133,233	\$116,530

NEIGHBORING RETAILERS



ROYAL
PROPERTIES

850 Bronx River Road | Bronxville, NY 10708
www.RoyalPropertiesInc.com

BROKER CONTACT:

DAVID LANDES
914-237-3400, Ext. 104
David@RoyalPropertiesInc.com

JAMES ARIES
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Jim@RoyalPropertiesInc.com

ZACH LANDES
914-237-3400, Ext. 123
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