

# MIXED-USE PROPERTY FOR SALE

137-141 Larchmont Avenue | Larchmont, NY 10538



10,095 SF GLA | 0.19± ACRE LOT

FOR SALE

CALL FOR DETAILS

## INVESTMENT HIGHLIGHTS

- 10,095 SF Fully Renovated Three-Story Mixed-Use Building Comprising 11 Units
- Situated in the Heart of Larchmont's Upscale Business District
- Stable, Long-Term Tenants
- New Façade, Storefronts, Signage and Lighting
- New Boiler, Plumbing and Electrical Systems
- Gut Renovations on Apartment Units Including New Kitchens and Bathrooms
- Close Proximity to Metro North Train, I-95 and Route 15 (Hutchinson River Parkway)
- 8 Dedicated Rear Parking & Contiguous Municipal Parking

## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,321	118,113	289,955
Avg. HH Income	\$191,972	\$149,812	\$148,810



**ROYAL**  
PROPERTIES

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

## BROKER CONTACT:

DAVID LANDES

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David@RoyalPropertiesInc.com

JAMES ARIES

914-237-3400, Ext. 114  
Jim@RoyalPropertiesInc.com

ZACH LANDES

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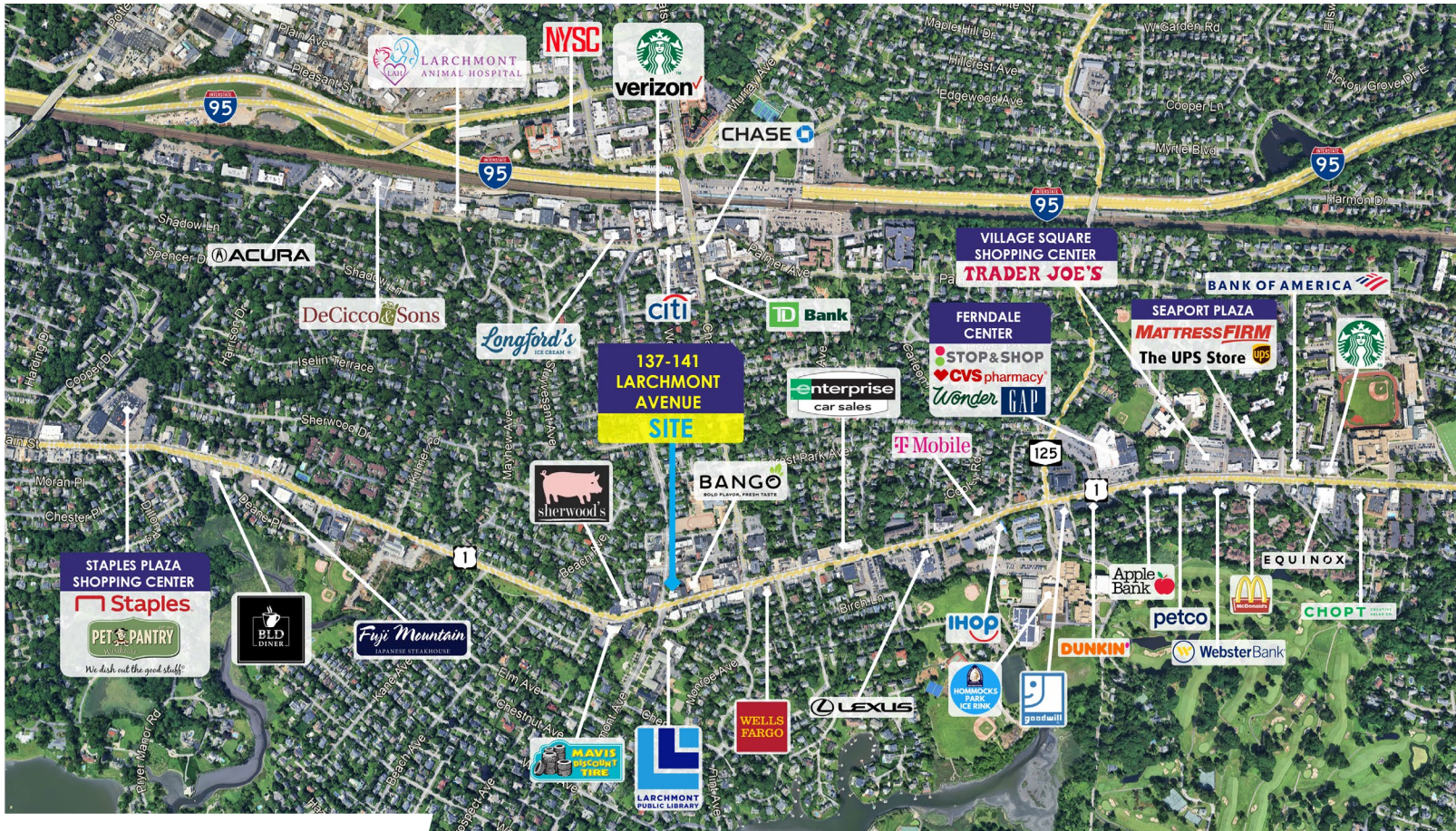
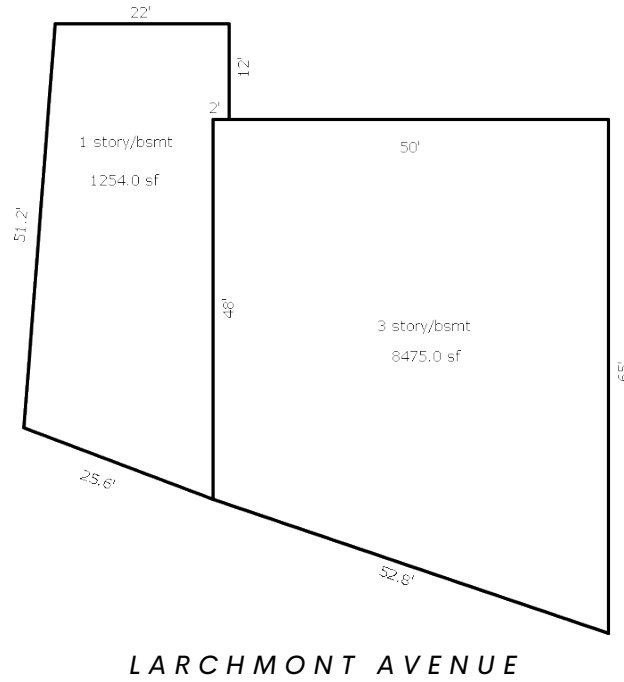
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