

222 East 3rd Street Mount Vernon, NY 10553

40,510 SF lot in Mount Vernon with Proposed Plans for 176 Units | **FOR SALE**



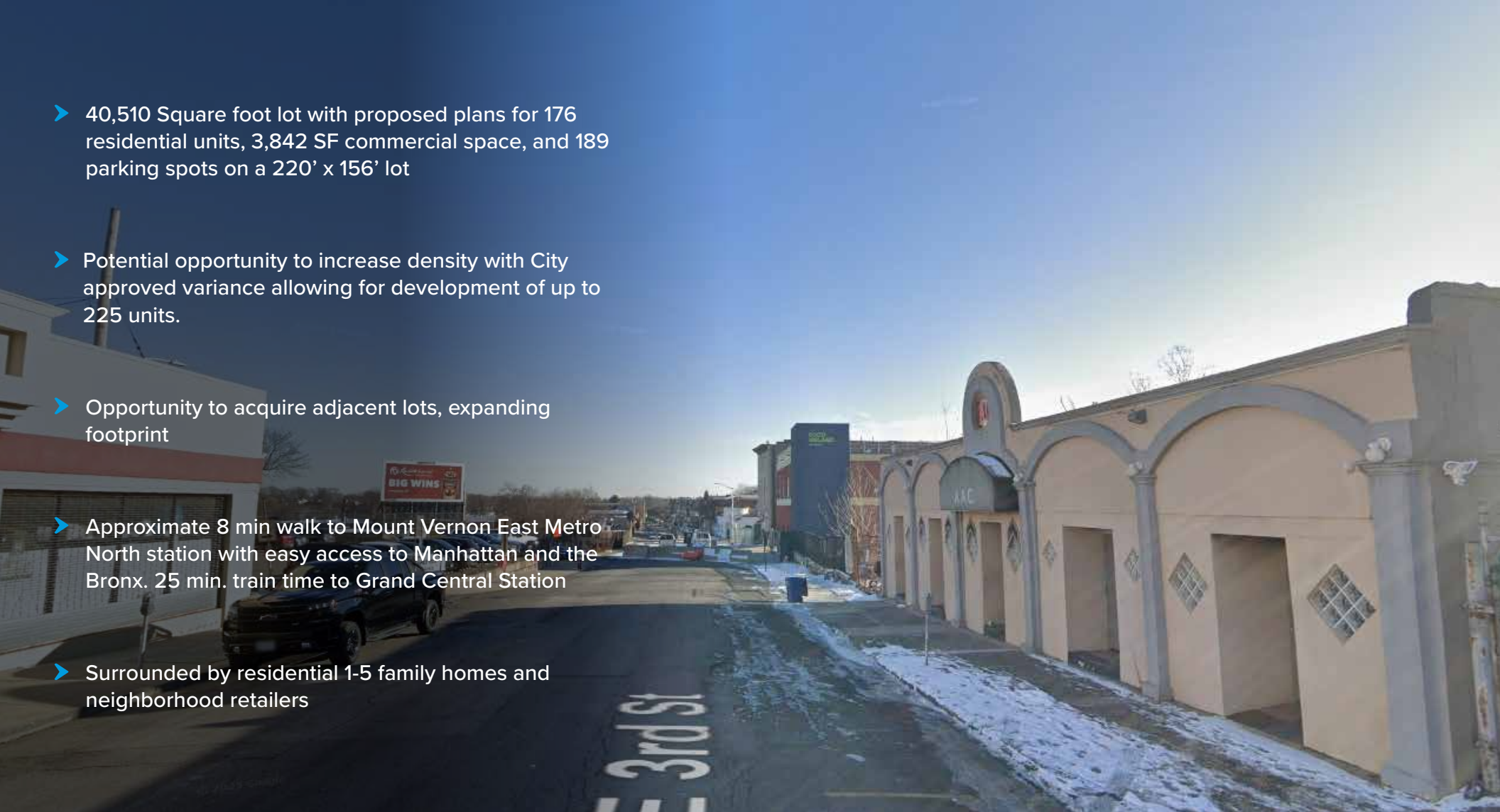
*Rendering

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- 40,510 Square foot lot with proposed plans for 176 residential units, 3,842 SF commercial space, and 189 parking spots on a 220' x 156' lot
- Potential opportunity to increase density with City approved variance allowing for development of up to 225 units.
- Opportunity to acquire adjacent lots, expanding footprint
- Approximate 8 min walk to Mount Vernon East Metro North station with easy access to Manhattan and the Bronx. 25 min. train time to Grand Central Station
- Surrounded by residential 1-5 family homes and neighborhood retailers



Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

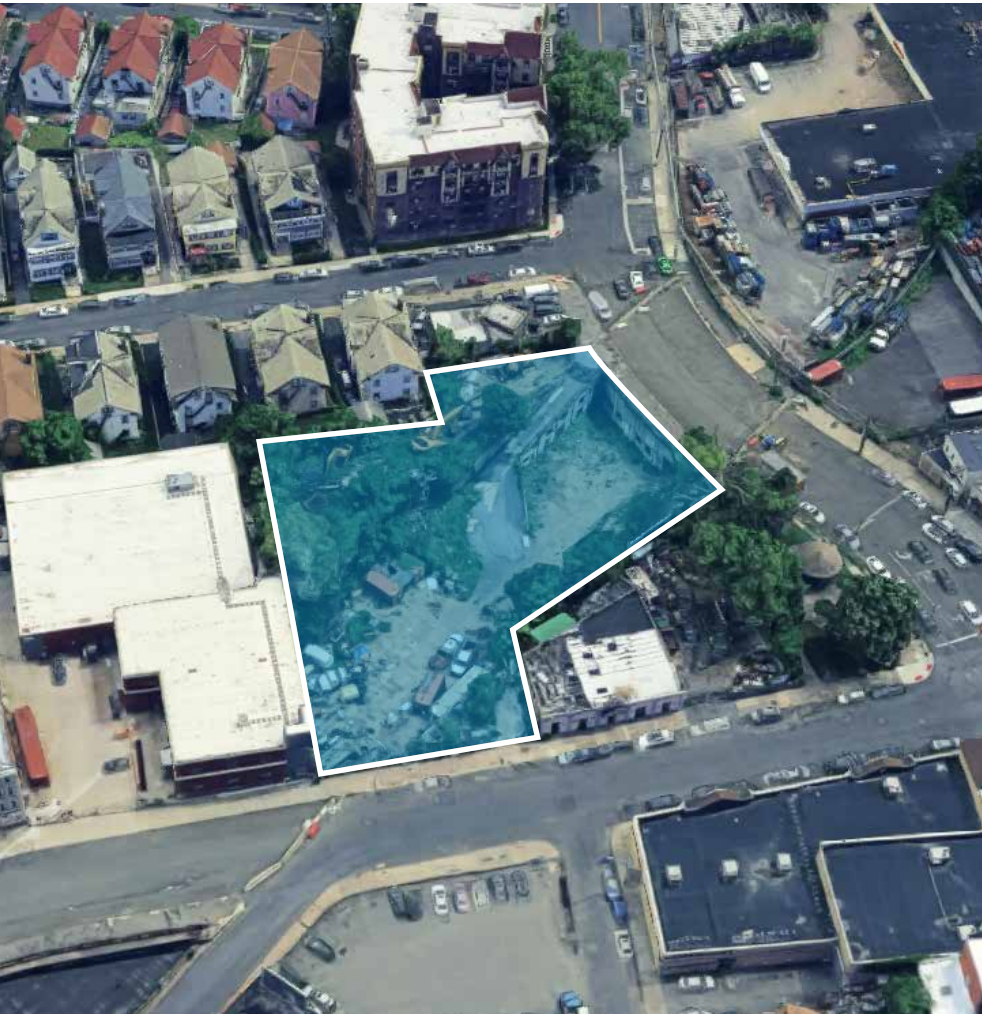
Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

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Property Information

Block / Lot	165.80-4037-17	
Lot Dimensions	220' x 156.58'	
Lot Sq. Ft.	40,510	
Zoning	Commercial Business (CB)	
Proposed Property Information	W/O Variance	W/ Variance
Stories	8	10
Total Units	176	226
Building size	268,216	312,934
Residential Size	177,975	216,384
Commercial Size	3,842	3,842
Parking Spaces	189	245
Real Estate Taxes (24/25)	\$37,634	

*All square footage/buildable area calculations are approximate

Asking Price: \$3,000,000

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 22, 2025 2:34 pm

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Mount Vernon is an urban city in Westchester County, New York, situated just north of the Bronx. The area surrounding 222 East 3rd Street is primarily residential, with schools and neighborhood retailers. The neighborhood is well served by public transportation, providing convenient access to New York City and other parts of Westchester County.



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