FOR SALE

558 S Broadway
Yonkers, NY 10705

Ariel A
GREA Partner

43,600 BSF Prime Development
Opportunity in South Yonkers

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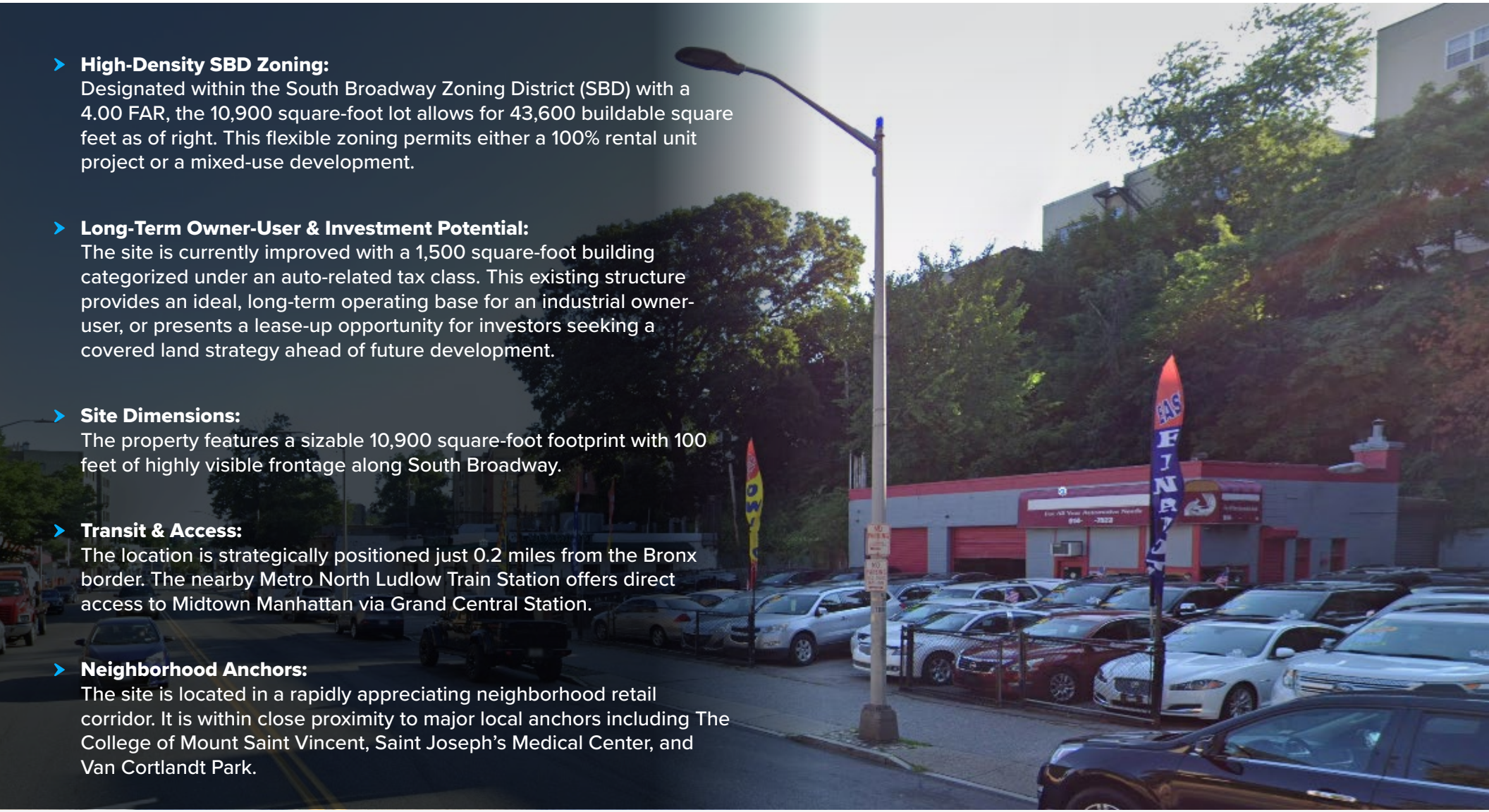

- **High-Density SBD Zoning:**
  Designated within the South Broadway Zoning District (SBD) with a 4.00 FAR, the 10,900 square-foot lot allows for 43,600 buildable square feet as of right. This flexible zoning permits either a 100% rental unit project or a mixed-use development.

- **Long-Term Owner-User & Investment Potential:**
  The site is currently improved with a 1,500 square-foot building categorized under an auto-related tax class. This existing structure provides an ideal, long-term operating base for an industrial owner-user, or presents a lease-up opportunity for investors seeking a covered land strategy ahead of future development.

- **Site Dimensions:**
  The property features a sizable 10,900 square-foot footprint with 100 feet of highly visible frontage along South Broadway.

- **Transit & Access:**
  The location is strategically positioned just 0.2 miles from the Bronx border. The nearby Metro North Ludlow Train Station offers direct access to Midtown Manhattan via Grand Central Station.

- **Neighborhood Anchors:**
  The site is located in a rapidly appreciating neighborhood retail corridor. It is within close proximity to major local anchors including The College of Mount Saint Vincent, Saint Joseph's Medical Center, and Van Cortlandt Park.

Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

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

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. October 19, 2026 7:34 pm

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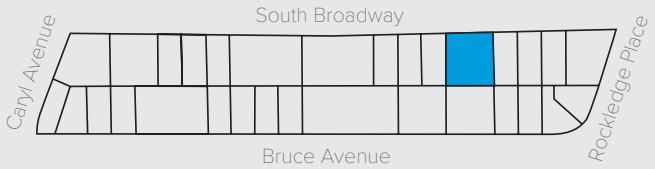
Property Information	
Block / Lot	1-30-80.82
Lot Dimensions	100' x 109'
Lot Sq. Ft.	10,900
FAR	4.00
Buildable Sq. Ft	43,600
2026 County Tax	$4,744
2026 City Tax	$21,015
Total Taxes	$25,760

*All square footage/buildable area calculations are approximate and should be verified with an architect

1
Block

30-80.82
Lot



Asking Price: $2,000,000

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South Yonkers benefits from convenient access to the Bee-Line bus network and Metro-North Railroad, providing connections throughout Westchester County and direct commuter rail service to New York City. Major roadways, including the Saw Mill River Parkway and Cross County Parkway, further facilitate regional travel by car

Retail

1. Walgreens
2. Family Dollar
3. Dollar Tree
4. Yonkers True Value Hardware

Transportation Score

67
Public Transportation

83
Walker's Paradise

Visit Walk Score Website →

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