



RARE Assemblage

MOUNT VERNON

GREINER-MALTZ
REAL ESTATE



10,536± SF - Fast Sale Expected
FOR SALE

EXCLUSIVE LISTING



FEATURES

- Fantastic Residential Development Site
- Comprised of 4 contiguous lots, totaling 10,536± SF
- Located in a Residential area
- 100± feet of frontage along South 9th Ave.
- Zoned RMF-6.75
- Site is environmentally clean with no restrictions
- Whether the parcels are sold separately or collectively, the property will be transferred "AS-IS".
- Reasonable divisions will be considered
- Call for Pricing and Bid Information

ACCESS

- Easy access to the Hutchinson and Bronx River Parkways, Boston Road, Bronx Blvd.



CONTACT

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Any information set forth herein was obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s) to withdraw, modify, or condition the listing without prior notice.

Creating Opportunities Together

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MOUNT VERNON, NEW YORK

LOCATION

Mount Vernon is bordered by the village of Bronxville and city of New Rochelle to the north, by the town of Pelham and village of Pelham Manor to the east, by the Hutchinson River and the Eastchester and Wakefield sections of the Bronx to the south, and by the city of Yonkers and the Bronx River to the west.

The City is 4.4 square miles and is home to approximately 67,292 residents, making it the 8th largest city in New York State; the 2nd most densely populated city in New York State; and 11th most densely populated city in the United States.



BUSINESS IN MOUNT VERNON

Mount Vernon has a large commercial sector that boosts the city's economy, with industries such as electronics, engineering, high tech, historical metal restoration, and manufacturing mainly in the Southside section of the city. Mount Vernon also has an established Zone for commercial and industrial use, in the southern portion of the city, which has attracted manufacturing companies and nationally recognized businesses for major retailers and companies.

PROXIMITY & TRAVEL

Given the City's location within the New York City Region and its transportation infrastructure, Mount Vernon is extremely accessible to all areas of the New York Metropolitan Region.

Mount Vernon is served by three of the county's busiest parkways which link to New York City: the Bronx River Parkway, the Cross County Parkway, and the Hutchinson River Parkway. Additionally, I-95 and I-87 are both less than a mile from Mount Vernon's borders, offering both passenger car and truck access to the area.

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