

410-416 MAMARONECK AVENUE

Mamaroneck, NY

Cushman & Wakefield is pleased to present the opportunity to purchase 410-416 Mamaroneck Avenue in Mamaroneck, NY for \$1,750,000.

The offering, which consists of two separate buildings totaling 4,500 SF, boasts a total of 50' of frontage on the always active Mamaroneck Avenue, as well as over 35' on Mount Pleasant Avenue. The buildings share an approximate 10-car private parking lot accessed from Mount Pleasant Avenue—a much coveted asset in the heart of downtown.

410 Mamaroneck Avenue is a 2-story, 2,000 SF building. The building is occupied on the ground floor by Pros & Cones. Pros & Cones occupies 1,000 SF at street level plus the walkout basement level. The 2nd floor space, accessed by a private entrance off of Mamaroneck Avenue, is currently configured as a 1,000 SF office and is vacant. The versatile layout would lend itself to a residential conversion and is accessible from the rear parking lot.

414 Mamaroneck Avenue is a 2-story, 2,500 SF building. Flumeri Food occupies the 1,250 SF ground floor space plus the full walkout basement. Similar to the adjacent building, the 2nd floor space is accessed through a private entrance off of Mamaroneck Avenue. It is configured as a 1,250 SF office and is currently vacant. It would also lend itself to a residential conversion and is accessible from the rear parking lot.

The Property fronts Mamaroneck Avenue—a “restaurant row” boasting a wide variety of dining options including casual pizza shops like Sal's Pizza, fast casual concepts, a cozy French bistro, authentic Chinese, a mix of bakeries and ice cream shops, and many other options, as well as upscale shops.

The Property is situated within the Village of Mamaroneck and the Mamaroneck Union Free School District and is less than a 10-minute walk from Harbor Island Park, a 44-acre public park, beach and marina. The Property also benefits from a location within a 2-minute walk from the Mamaroneck Metro-North Train Station, which provides a 39-minute express ride to Grand Central Terminal, and is a short 0.7-mile drive from Interstate 95 (Exits 18A & B).



\$1,750,000

ASKING
PRICE



4,500 SF

BUILDING
AREA



50'

STREET
FRONTAGE



0.18

ACRES



10

PARKING
SPACES



2 Minutes

WALK TO
TRANSIT CENTER



C2

ZONE

**50' of Frontage
on Mamaroneck Avenue**

**10 Spaces
in Private Parking Lot**

**Walking Distance
to Countless Dining,
Shopping & Harbor Island Park**

**Unparalleled Local &
Regional Accessibility—
400' from Train Station**



**410-416
MAMARONECK
AVENUE**
Mamaroneck, NY

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