

VACANT LAND FOR SALE



18 SOUTH HIGH STREET

MOUNT VERNON, NY



Cushman & Wakefield is pleased as the exclusive broker to present for sale 18 South High Street, Mount Vernon, New York (interchangeably the “Property” and the “Site”).

18 South High Street is a ±6,706 SF vacant lot. The 67'×100' lot is located on the west side of South High Street between Mount Vernon Avenue and Grove Street. The Site is situated in the Mount Vernon West (MVW) Transit Oriented Form-Based District area — specifically the MVW Transition zone. The MVW Transition zone allows for the construction of multifamily apartment buildings, townhouse development, and detached dwellings.

The area is being transformed by nearby projects including:

	# Units	Status
The Modern	18	Completed 2017
22 South West	189	Completed 2020
Qwest Towers	229	Under construction
Opal 115	315	Under construction
20 South West Street	100	Planning stages

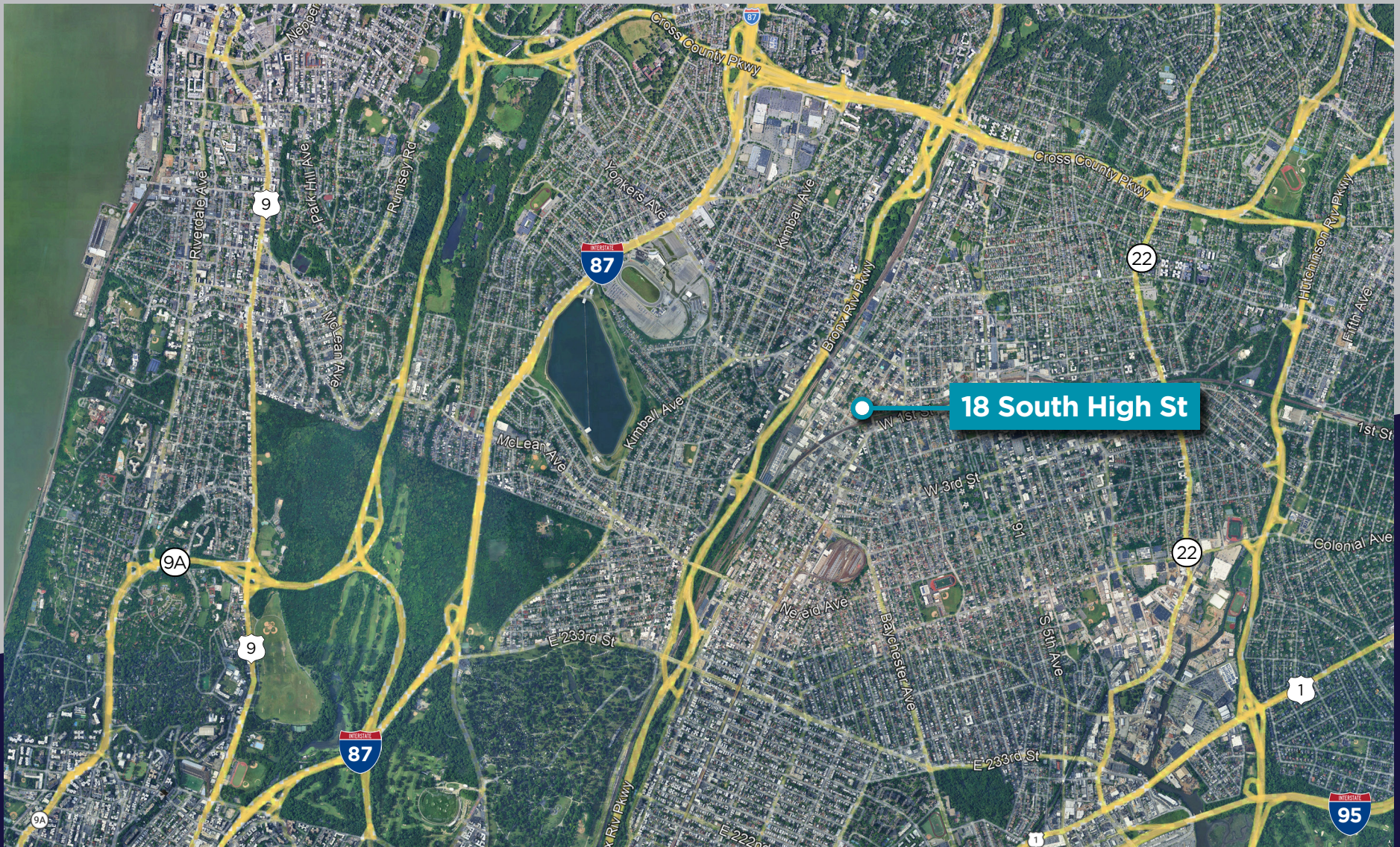
The Site is a 5 minute walk from the Mount Vernon West Metro-North train station and 0.2 miles from the Bronx River Parkway.

The Property sits on the edge of existing development and is ideally positioned to capitalize on the area’s continued expansion.

Additional property due diligence is available upon execution of a confidentiality agreement.



PROPERTY INFORMATION		
ADDRESS	18 South High Street Mount Vernon, New York 10550	
PARCEL ID	164.76-1064-5, 6	
LOT DIMENSIONS	± 67.04' × 100'	
APPROX. LOT SIZE	± 6,704 SF	
ZONING	MVW - T - Mount Vernon West Transition	
PERMITTED USES	Min. Lot Size	Min. Lot Width
MULTIFAMILY APARTMENT	7,500	75'
TOWNHOUSES	40,000	150'
DETACHED DWELLING	4,500	50'



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