

New Rochelle | New York

292 5th Avenue

Exceptional Commercial Assemblage in One of Westchester's Fastest-Growing Markets



FOR SALE: \$549,000



YOUR BUSINESS HERE

Rare Commercial Ownership Opportunity with Adjacent Development Parcel

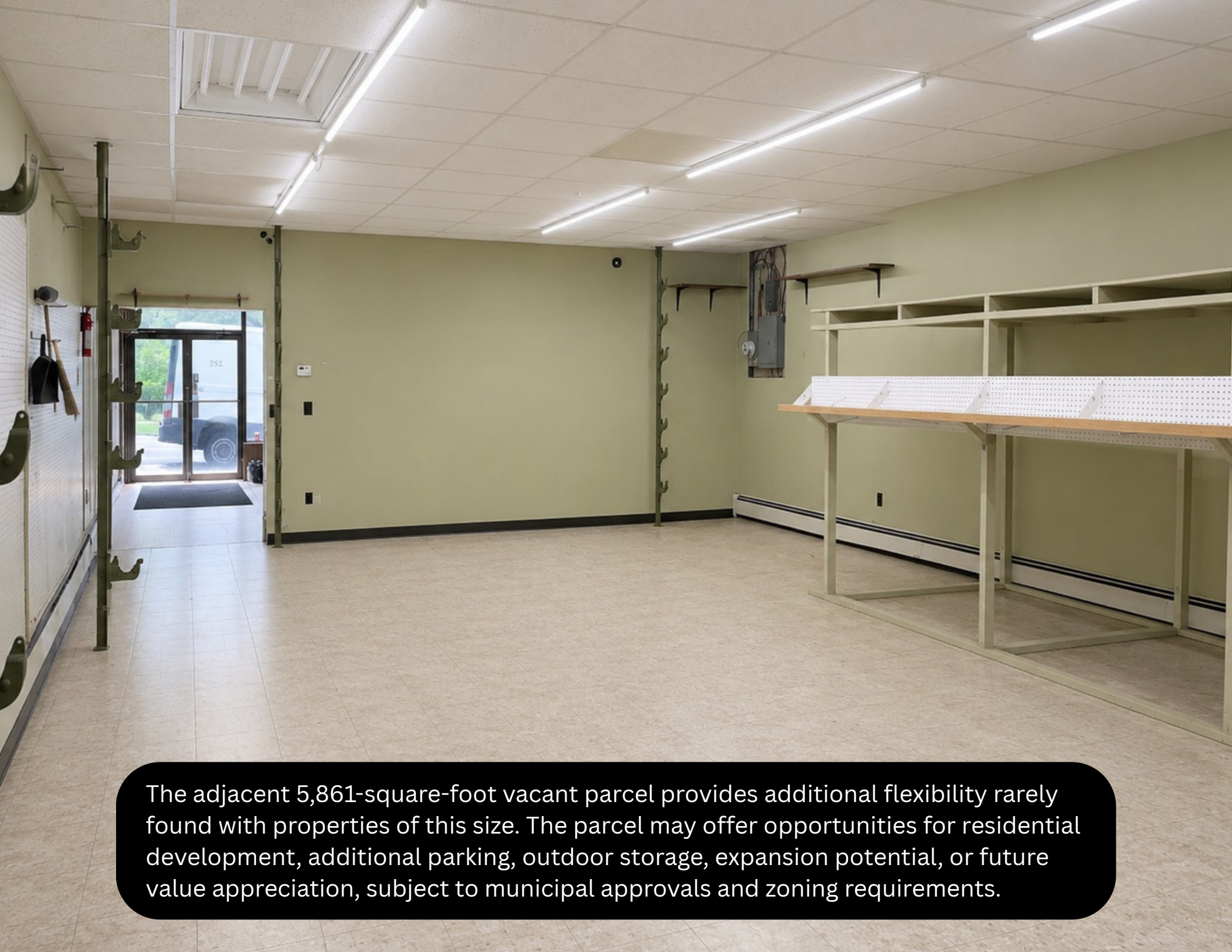
The Agency Commercial Division is pleased to present an exceptionally rare opportunity to acquire a two-parcel assemblage totaling approximately 8,495 square feet in the highly desirable Congress Park neighborhood of New Rochelle, New York.



The offering consists of a commercial building at 292 Fifth Avenue together with an adjacent vacant residential lot, creating a unique investment, owner-user, and long-term redevelopment opportunity in one of Westchester County's fastest-growing markets. The existing approximately 1,100-square-foot building is currently owner-occupied by a long-established carpet cleaning business and benefits from a highly valuable pre-existing non-conforming commercial use within an R-2 Residential zoning district. Opportunities of this nature are extraordinarily limited, as current zoning no longer permits new commercial construction within the neighborhood. This grandfathered commercial designation represents an irreplaceable asset that transfers with ownership, subject to applicable municipal regulations.



For owner-users, the property provides the opportunity to own rather than lease commercial space while benefiting from an established commercial entitlement that is increasingly difficult to replicate. Ideal occupants include contractors, HVAC companies, electricians, plumbers, flooring companies, restoration businesses, cleaning services, landscaping companies, specialty trades, light service businesses, and numerous other professional operators seeking a strategic Westchester location.



The adjacent 5,861-square-foot vacant parcel provides additional flexibility rarely found with properties of this size. The parcel may offer opportunities for residential development, additional parking, outdoor storage, expansion potential, or future value appreciation, subject to municipal approvals and zoning requirements.



Located just minutes from Downtown New Rochelle, Metro-North Railroad, Interstate 95, the Hutchinson River Parkway, and the Cross County Parkway, the property offers excellent accessibility throughout Westchester County, New York City, and Southern Connecticut. New Rochelle continues to experience significant public and private investment, with billions of dollars committed to new residential, commercial, and mixed-use development, further strengthening long-term demand throughout the market. Whether purchased as an investment, headquarters location, contractor facility, or long-term land play, this offering presents a compelling combination of existing commercial utility, future development potential, and scarce zoning characteristics that are seldom available within established residential neighborhoods.

Property Highlights

- Two contiguous parcels totaling approximately 8,495 SF (0.195 Acres)
- Existing approximately 1,100 SF commercial building
- Valuable grandfathered pre-existing non-conforming commercial use
- Commercial rights transfer with ownership, subject to applicable regulations
- Adjacent 5,861 SF vacant residential parcel
- Approximately 76 feet of combined frontage
- Excellent owner-user or investment opportunity
- Potential residential development on adjacent parcel, subject to approvals
- Minutes from Downtown New Rochelle and Metro-North
- Convenient access to I-95, Hutchinson River Parkway, Cross County Parkway, and major regional transportation corridors
- Located within one of Westchester County's strongest long-term growth markets
- Rare opportunity to acquire an irreplaceable commercial property with additional land for future flexibility

5TH AVENUE

NEW ROCHELLE, NY 10801

Location in the Iona University
Area



292 5TH AVENUE
NEW ROCHELLE, NY 10801

IONA UNIVERSITY

DOWNTOWN NEW ROCHELLE
5 MIN DRIVE

TO LARCHMONT
TRAIN ST
3 M

Bluestone Lane
Larchmont Café

DeCicco & Sons
Larchmont

Larchmont
Train Station

CVS
pharmacy

DUNKIN'

CHASE

LOCATION HIGHLIGHTS

- 2 MIN
To I-95
- 5 MIN
To New Rochelle
Metro-North Station
- 30 MIN
To Midtown Manhattan
- Steps to Iona University
Athletic Fields, Parks,
Shopping & Restaurants

COMMERCIAL & RETAIL

Access to CVS, Walgreens,
& Sons, Starbucks,
Banks & More



EDUCATION

Iona University, Schools
& Childcare Centers
Nearby



RECREATION

Huguenot Park, Flowers Park,
Rochelle Heights Racquet Club
& Athletic Fields



TRANSPORTATION

Quick Access to I-95,
Hutchinson River Parkway
& Major Routes

Map for marketing



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