

Mount Verrnon | New York
559 North MacQuesten Pwky
Cash-Flowing Mixed-Use Investment Steps from Fleetwood Station



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

FOR SALE: \$1,150,000

Located directly next door to 559 North MacQuesten Parkway is **The Enclave at Fleetwood**, Westchester's premier gated luxury rental community. Just 28 minutes to Grand Central Station via Metro-North, The Enclave offers upscale residences in what The New York Times has described as "Westchester's Best Kept Secret." This immediate proximity to a high-end, transit-oriented residential community further strengthens the investment appeal of the subject property by reinforcing neighborhood desirability, commuter convenience, and long-term rental demand.



The image shows the exterior of a light-colored stone building. The words "INSURANCE" and "REAL ESTATE" are mounted on the wall in a dark, sans-serif font. To the left of the text is a window with a white air conditioning unit mounted above it. Below the window is a dark green utility box. The building is situated on a paved area, and a white building is visible to the left. In the background, there are green trees and a clear blue sky.

**INSURANCE
REAL ESTATE**

559 North MacQuesten Parkway, Mount Vernon, NY 10552 presents a compelling transit-oriented mixed-use investment opportunity in one of southern Westchester's most active growth corridors. The property consists of approximately 4,792 square feet of rentable building area situated on a 0.12-acre (5,227 SF) lot and is configured with four tenants, including two retail and two residential units.

Asset & Rent Roll (Current vs. Market)

- **Building Size:**~4,792 SF RBA
- **Lot Size:**5,227 SF (0.12 AC)
- **Tenancy Mix:**4 tenants (2 retail, 2 residential)

Retail 1 (Ambulate service):\$3,800/mo

Retail 2 (Window Supplier):\$2,100/mo

Residential A (2-bed):\$1,600/mo

Residential B (2-bed):\$2,300/mo

Income Upside:

- Current **Gross Operating Income:**~\$117,600
- **Market-Aligned Income:**~\$133,200 — showing clear near-term rent upside as leases reprice to market.

Expense Profile (2025):

- **Property Taxes:**~\$18,992
- **Insurance:**~\$6,000
- **Utilities (Water/Sewer):**~\$3,000
- **CAM:**<\$2,000
- **Tenants separately metered for utilities**— lowering operating burden.

Capital & Physical Condition:

- Half of interior units recently renovated.
- Significant portions of the roof replaced in the past few years.
- On-site washer and dryer benefit residential tenant satisfaction and retention.

Operational Strength:

- Self-managed with **long-standing, low-turnover tenants**.
- Consistently high occupancy with minimal vacancy — a rare performance metric in small, mixed-use buildings.

Investment Summary at:
559 North MacQuesten Parkway,
Mount Vernon, NY 10552



Strategically positioned just 0.3 miles from Fleetwood Metro-North Station on the Harlem Line and under one mile from Mount Vernon West Station, the property benefits from exceptional commuter accessibility into Manhattan and the broader tri-state area, a factor that consistently supports both residential rental demand and neighborhood retail performance. With a strong transit score and traffic counts along North MacQuesten Parkway of approximately 3,278 vehicles per day, the asset enjoys both pedestrian and vehicular exposure. The surrounding area is undergoing significant transformation, including major mixed-use and multifamily developments such as Opal 115 at Mount Vernon West, Qwest Towers, The Modern, Waltemade senior housing redevelopment, and additional approved high-rise mixed-use projects that collectively bring hundreds of new residential units to the immediate trade area.

CHRISTIE'S

INTERNATIONAL REAL ESTATE

GROUP

COMMERCIAL DIVISION



This continued investment underscores strong municipal and institutional confidence in Mount Vernon's long-term trajectory. Within a one-mile radius, the population exceeds 49,000 residents with median household income of approximately \$81,800, expanding to over 340,000 residents within three miles, further supported by a substantial daytime employment base. Mount Vernon continues to attract investors due to its proximity to New York City, relative affordability compared to neighboring Bronxville, Fleetwood, and other Westchester communities, and its growing inventory of transit-oriented developments. Properties within walking distance to Metro-North stations historically maintain strong occupancy and long-term value appreciation, making this asset particularly attractive to private investors and small funds seeking stable in-place income with embedded rent growth and future appreciation potential.

Investment Summary — 559 North MacQuesten Parkway, Mount Vernon, NY 10552

Prime Transit-Oriented Location

559 N. MacQuesten sits in one of Mount Vernon's most transit-accessible corridors — a key factor for long-term demand and tenant retention.

- Just ~0.3 miles (a 7–9 min walk) from Fleetwood Station (Harlem Line – Metro-North) — delivering rapid commuter rail access into Midtown Manhattan and the wider Westchester region.
- A short 0.9 miles (~15–16 min walk) to Mount Vernon West Station on the same Hudson/Harlem corridor — expanding commuter choices.

Reliable proximity to Metro-North is a strong value driver for both residential renters and commercial tenants, making this building attractive for residents seeking easy NYC access and for retail operators that benefit from consistent foot traffic and visibility.

High-Traffic Commercial Exposure

- **Traffic Volume:** ~3,278 vehicles per day along North MacQuesten Parkway — a critical east-west retail artery serving Mount Vernon and northern Westchester.
- **Transit Score:** Good transit access (score ~96), reinforcing the area's transportation strength.

Surrounding Development Activity

There are several active and planned developments near this property that enhance the investment thesis:

Major Mixed-Use & Residential Projects

- **Opal 115** – Mount Vernon West: Large mixed-use multifamily development with 315 residential units + retail/office space at 115 South MacQuesten Parkway, reinforcing demand for housing, retail services, and daily commerce near transit.
- **Qwest Towers:** A new \$158M affordable housing project at 1 & 25 North MacQuesten Parkway delivering 229 rental units — bringing residents and activity directly along the same corridor as your asset.
- **\$74M Waltemade Senior Housing:** Adaptive reuse creating 102+ affordable senior units, strengthening the local rental base and demonstrating continued municipal & state support for housing growth.
- **The Modern** – Mount Vernon: An 11-story affordable apartment building offering amenity-centered living — adding residential density and community services.
- **21-Story Mixed-Use Tower** (140 E Prospect Ave): Approved for downtown Mount Vernon, emphasizing a broader trend toward vertical, transit-related growth.

Nearby Residential Proposals: Multiple residential buildings proposed near North MacQuesten Parkway (e.g., multi-building project at 525–645 N MacQuesten) — further densifying the area's housing stock and strengthening consumer demand for amenities and services. These projects highlight mounting investor and developer confidence.

LOCATION

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION





Bryan Lanza
Director of Commercial, Licensed Associate
Real Estate Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com
www.CRECIRES.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

