

**\* PRICE REDUCED**  
**\* \$4,325,000**  
**\* 6% CAP**

**1969 BUILT  
 GARDEN  
 APARTMENTS**

**NEW ROCHELLE &  
 PELHAM BORDER  
 NEW YORK**

**HIGH  
 INCOME  
 AREA**

**PREVIEW**



**WESTCHESTER GARDEN-STYLE APARTMENTS WITH COUNTLESS AMENITIES  
 LOCATED ONE BLOCK FROM PELHAM BORDER IN NEW ROCHELLE**

**340 MAYFLOWER AVENUE, NEW ROCHELLE** - Presenting these 24 garden-style apartments located on Mayflower Avenue, one block west of Fifth Avenue (Pelham border) in New Rochelle, NY. Situated on an estimated 35,284 square foot parcel, this three-story brick and block building offers significant curb appeal, highlighted by a steel and glass main entrance, along with two additional entrances providing basement access.

The building features a sprinkled and heated, ten car indoor garage, as well as twenty-four outdoor parking spaces. The common areas and hallways have been recently painted, enhancing the property's overall appearance. Residents benefit from an intercom system and nine cameras throughout the building, ensuring enhanced security. Laundry facilities in the basement include three washers and three dryers, available to tenants through a rental agreement with Hercules. Additionally, storage units are available for rent, and a workshop room is also located in the basement.

The property is equipped with three gas "daisy chain" boilers and two seventy-five-gallon hot water tanks, providing increased efficiency during the summer months. The sloped roof was fully renovated less than four years ago, down to the sheathing.

**TOP TIER LOCATION,  
 HIGH MEDIAN INCOME AREA,  
 HIGH LEGAL RENTS, UPSIDE,  
 GREAT COLLECTION HISTORY,  
 INDOOR/OUTDOOR PARKING,  
 ON-SITE LAUNDRY, TENANT STORAGE,  
 LOCAL SHOPPING, DINING,  
 ENTERTAINMENT & TRANSPORTATION**


Additional features include copper plumbing throughout, steel stairwells, a heat timer, basement electric and gas meters, electric breakers in units, and a separate area for town garbage pickup.


According to data from 'data.census.gov,' the 10801 zip code had a population of 42,949 in 2020, with a median household income of \$80,845. The neighboring 10803 zip code, located just one block from the subject property, had a population of 13,255 and a median household income of \$213,674.

**THIS IS A PREVIEW. FOR A FULL SUMMARY & RR, CONTACT**

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# 340 MAYFLOWER AVENUE

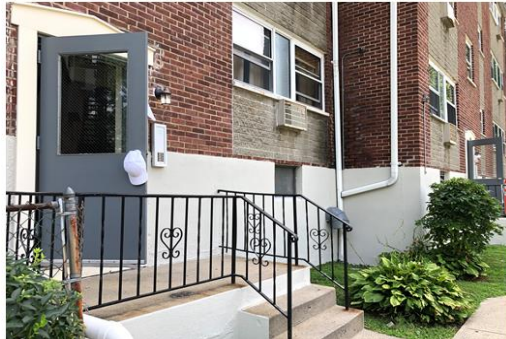
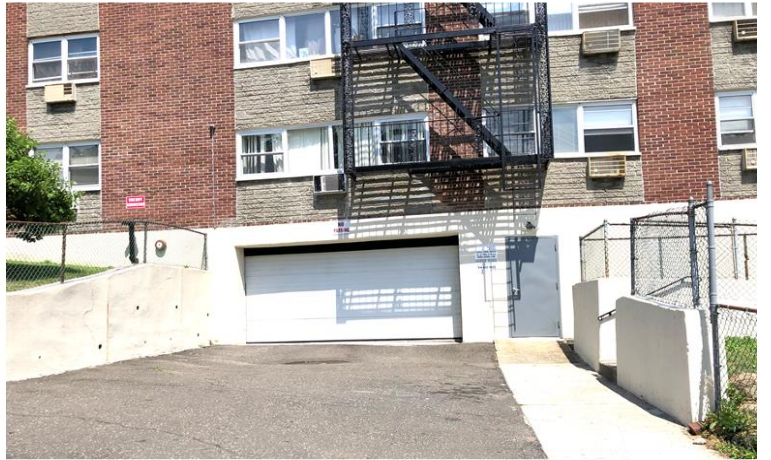


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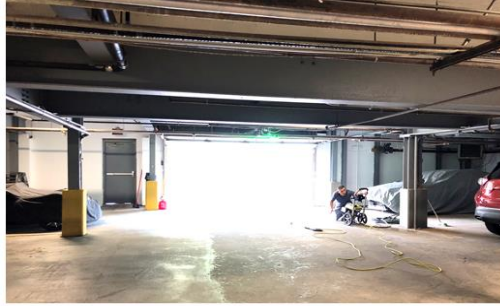


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