



FOR SALE:

FULLY ENTITLED MIXED-USE DEVELOPMENT SITE

**102 MOUNT VERNON AVENUE, MOUNT VERNON, NY
LOCATED IN THE MVW-HUB-TOD DISTRICT**



ABOUT US

We specialize in connecting motivated sellers with active investors across New York's ever-evolving real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

20+

Years of
Operations

\$65M+

Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume
Overtime

100%

Listings Sold
=
Happy Clients

linkny
REALTY

PROPERTY OVERVIEW

- **Lot Size:** 10,080 SF (approx. 100' x 100') – Corner lot
- **Zoning:** MVW-HUB-TOD – Transit-Oriented Development
- **Approvals:** Fully entitled under Expedited Review
- No Planning Board or ARB approval required



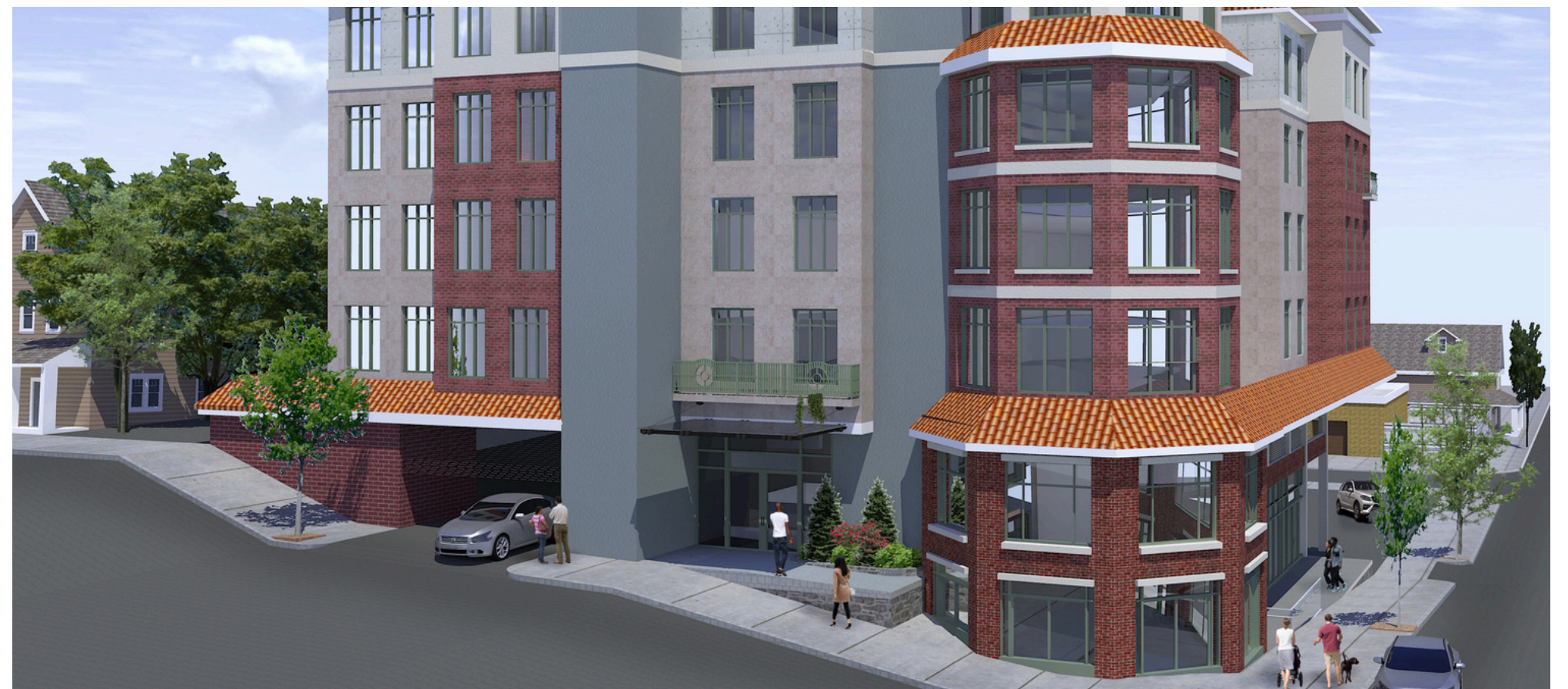
PROPOSED DEVELOPMENT

- **Building Size:** 5 stories / 35,000 SF
- **Residential Units:** 28 total
 - 20 One-Bedroom Units
 - 8 Two-Bedroom Units
- **Retail Space:** 1,740 SF at a high-visibility corner
- **Parking:** 24 Spaces
 - 11 Basement Level
 - 13 Ground Floor
- **Building Height:** 51' (60' allowed by zoning)

PROPOSED DEVELOPMENT RENDERINGS

Thoughtfully planned retail, residential,
and landscaped spaces bring the vision for
102 Mount Vernon Avenue to life.

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DESIGN & AMENITIES

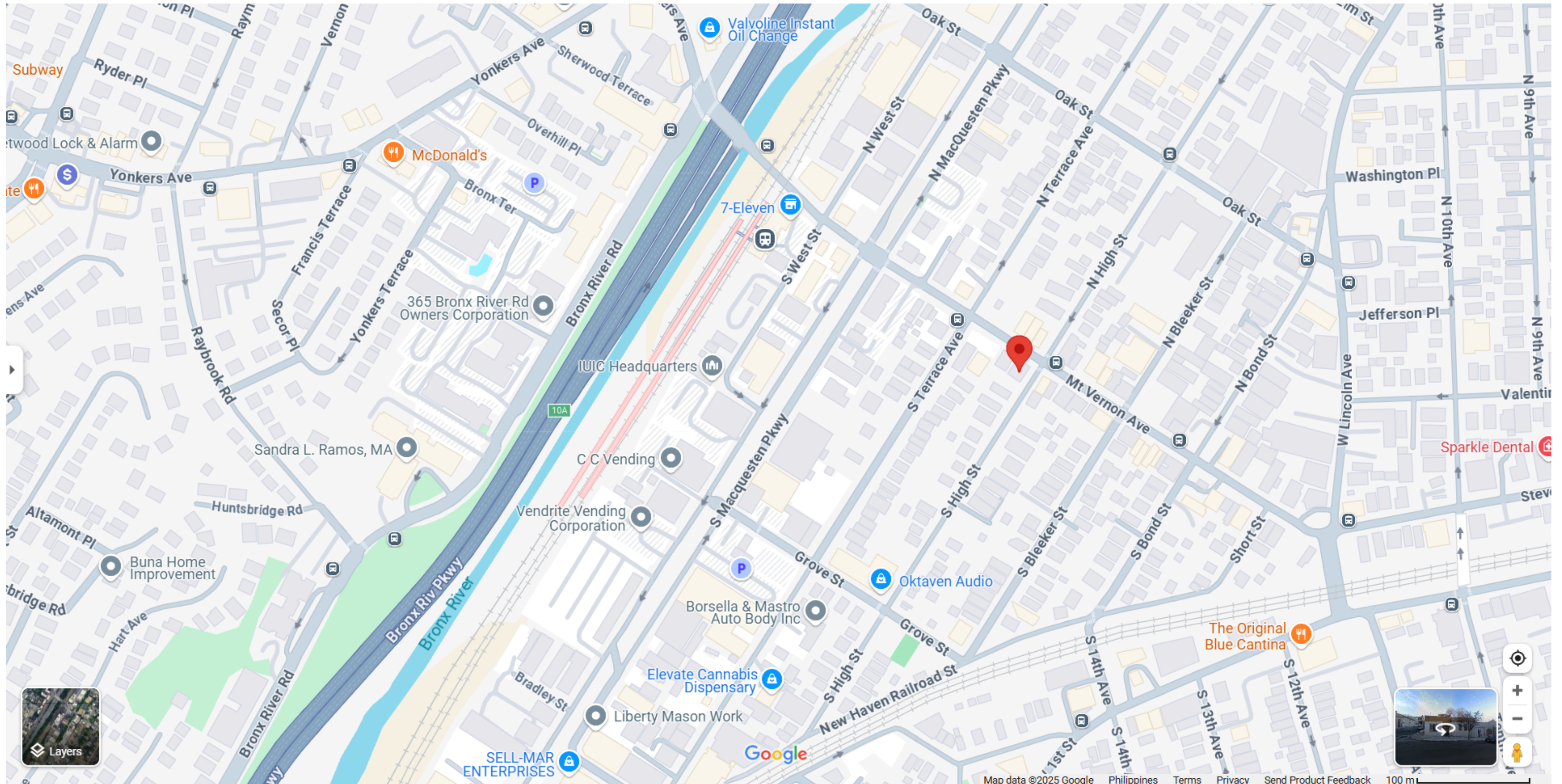
- Landscaped lobby entrance on South High Street
- 5,600 SF of open space, including:
 - Street-level landscaped courtyard with seating
 - Rooftop amenity area with landscaping
- Enhanced streetscape with:
 - Street trees
 - Decorative lighting
 - Planting beds along both frontages



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PRIME TRANSIT-ORIENTED LOCATION

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LOCATION HIGHLIGHTS

- Directly across from Mount Vernon West Metro-North Station
- Prime corner: Mount Vernon Ave & South High Street
- Walkable to:
 - Transit
 - Retail
 - Surrounding mixed-use development
- Adjacent to MVW-Transition-TOD Zone
- (No additional setbacks required)

EXPEDITED APPROVAL MVW TYPE II ELIGIBLE

- No waivers, variances, or bonuses required
- Fully compliant with:
 - Bulk requirements
 - Design standards
 - Utility access
- Not adjacent to parkland or historic sites
- Utility-ready and over 1,250 ft from municipal boundaries
- Classified as a Type II Action under SEQRA (§267-V 10.A.1)



LET'S MAKE IT HAPPEN!

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