

Mamaroneck | New York
800-808 E Boston Post Road 8,450 SF

FREE STANDING BUILDING WITH PARKING FOR SALE.
LONG TERM TENANT IN FRONT. AVAILABLE RETAIL/ FLEX SPACE IN REAR.



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

ASKING \$2,595,000

PROPERTY HIGHLIGHTS

- **Prime Location on Boston Post Road**

Situated along the heavily trafficked Boston Post Road corridor with an average of 17,000 +/- vehicles daily, offering exceptional visibility and accessibility

- **Dedicated Private Parking**

Features a private parking lot with 15 spaces, a valuable amenity for both tenants and customers

- **Affluent Trade Area**

Surrounded by a strong consumer base with an average household income exceeding \$185,000

- **Excellent Regional Connectivity**

Just minutes from Interstate 95 and the Hutchinson River Parkway, providing easy access for commuters and deliveries

- **Proximity to Waterfront Activity**

Located only a 9-minute walk from Brewer Post Road Boat Yard, drawing additional seasonal and recreational traffic.



Anchor Tenant – Liquor Store (75% of Building)

- Long-term tenant with 6 years remaining on current lease
- Includes two (2), five (5) year renewal options.
- Occupies 2,925 SF of ground floor retail space
- Plus 3,425 SF of finished basement storage with loading dock and conveyor belt access.

Anchor Tenant – Liquor Store (75% of Building)

Long-term tenant with 6 years remaining on current lease

Includes two (2), five (5) year renewal options.



**Secondary Tenant – AVAILABLE
(25% of Building) Asking \$35 NNN PSF/YR**

1,300 SF of ground floor retail

Includes 800 SF of basement space with private office



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With limited inventory and consistent property value appreciation, investing or starting a business here provides long-term stability, strong foot traffic, and proximity to both New York City and Connecticut markets.



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Traffic Count of
17,000 +/- Cars Daily

Average household
income exceeding
\$185,000

PROPERTY INFORMATION

Christie's International Real Estate – Commercial Division is pleased to present a premier commercial offering located in the heart of Mamaroneck, New York. Situated on East Boston Post Road between Carroll Avenue and Wagner Avenue, the property features a one-story, two-unit commercial building totaling approximately 8,450 square feet. This includes 4,225 square feet on the ground level and an additional 4,225 square feet of fully finished lower-level space currently utilized for professional office and storage purposes.

The building, measuring 50 feet by 90 feet, is situated on a 0.23-acre lot and is zoned C-1, designated as General Commercial District. Its flexible layout and zoning allow for a wide range of potential uses, making it suitable for both investors and owner-users. This is a rare opportunity to acquire a highly visible and well-located commercial asset along one of Mamaroneck's most active corridors.

For additional details or to arrange a private showing, please contact our office.

INCOME & EXPENSE SUMMARY

Income

- **Sound Shore Liquor Pantry (Base Rent, effective 1/1/2025): \$165,500**
- **Available Space (Proforma): \$75,000**

Total Gross Proforma Income: \$240,500

Expenses

- **2025 Taxes: \$35,798**
- **Water (Paid by Tenants): \$0**
- **Insurance: \$3,600**
- **Electricity (Paid by Tenants): \$0**
- **Maintenance: \$2,750**
- **Management/Administrative: \$2,400**

Total Gross Expenses: \$41,798

Net Operating Income (NOI): \$198,702

Investment Overview

- **Price: \$2,595,000**
- **Price per SF: \$307.99 (based on 8,425 SF)**
- **CAP Rate: 7.65% (NOI ÷ Sale Price)**
- **Cash-on-Cash Return (Year 1): 8.02%**
- **Total Return (Year 1): \$117,202 (Pre-Tax Cash Flow + Principal Reduction)**
- **Debt Coverage Ratio (DCR): 1.57**

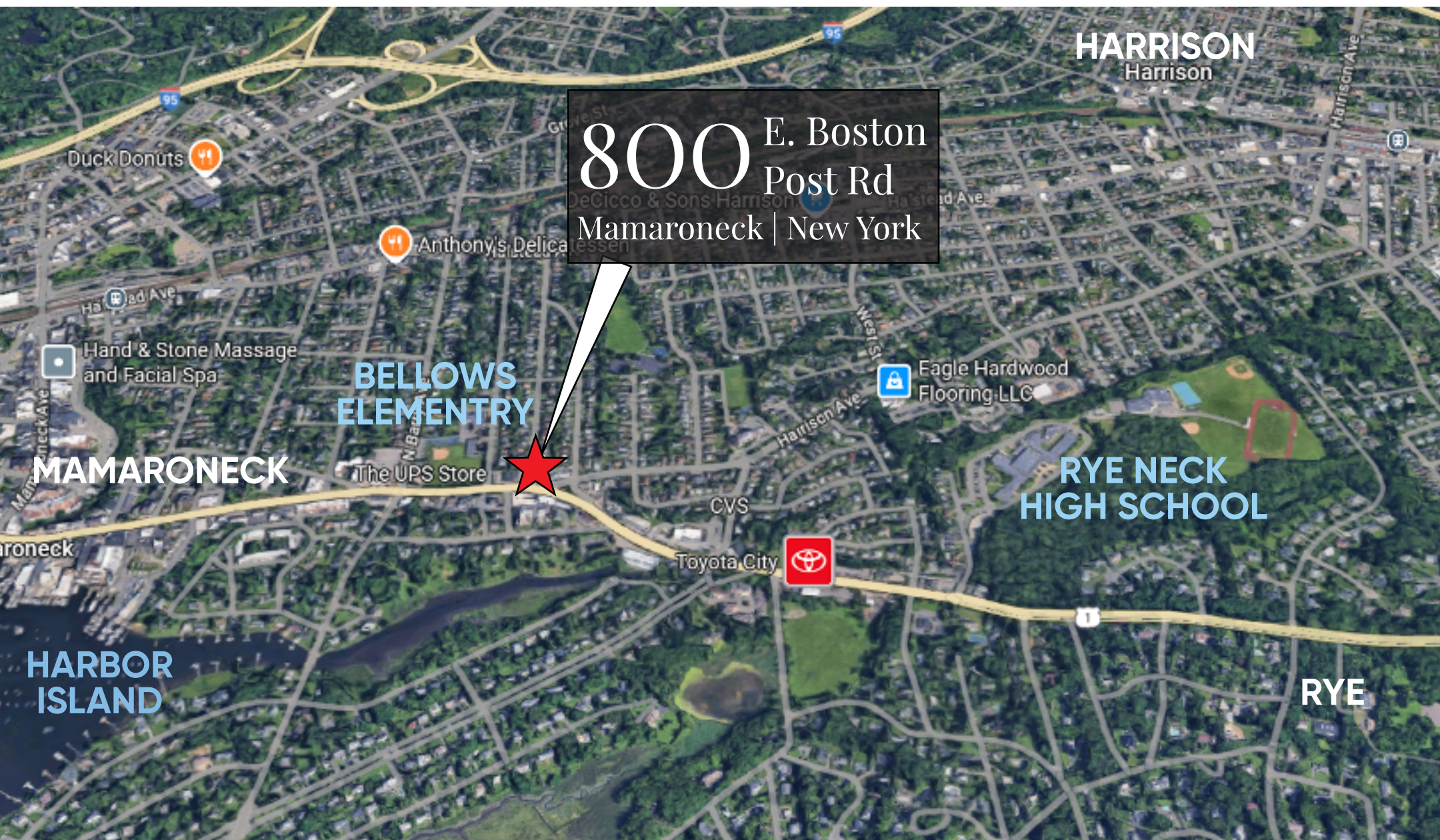
Operating Data

- **Gross Scheduled Income: \$240,500**
- **Other Income: \$0**
- **Total Scheduled Income: \$240,500**
- **Vacancy Cost: \$0**
- **Effective Gross Income: \$240,500**
- **Operating Expenses: \$41,798**
- **Net Operating Income (NOI): \$198,702**
- **Pre-Tax Cash Flow (Year 1): \$69,452**

LOCATION

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Christie's International Real Estate Group
Commercial Division

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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.

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