

**Price
Reduced!**

2 Valley Place, Larchmont NY 10538
(AKA 5th Avenue, New Rochelle, NY)

On the New Rochelle/Larchmont/Mamaroneck borders, this auto repair shop boasts 4,792 sq ft lot. Possibility for owner user or a re-purpose property to take advantage of the concentrated residential buildings and traffic volume on busy 5th ave.

Two roll up doors access the 2,600 sq ft shop with additional 300 sq ft office/waiting area. 2 lifts installed with space for two more. Heat provided by Modine heater. Additional outside 1,892 sq ft lot can accommodate at least 10 vehicles. Property is located in Service Business District (SB-R) zone which allows many use options as of right, including: offices, restaurant, ice cream parlor, nursery..



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New Price: \$895,000



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- 2,600 Sqft auto repair shop
 - 2 lifts, space for 2 more
 - 2 x Roll Up Doors
- 300 Sqft Office/Waiting Area
- Outdoor lot to park vehicles
 - 2022 Taxes: \$12,000.00
 - \$219.00 Price Per Sqft.



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- **Prime Location:** Larchmont and New Rochelle are situated in Westchester County, one of the most desirable areas in New York. With close proximity to Manhattan, they offer a suburban lifestyle without sacrificing easy access to the city. The location is ideal for commuters, with excellent transportation options including Metro-North trains, major highways, and bus routes.
- **Strong Real Estate Market:** Both Larchmont and New Rochelle have consistently shown strong property value appreciation. These areas are known for their stability and resilience, making them a safe bet for long-term investment. The demand for homes in these communities remains high, ensuring that property values are likely to continue rising.
- **Development Potential:** The border of New Rochelle has seen significant redevelopment and investment in recent years, with new residential and commercial projects transforming the area. This ongoing development presents opportunities for growth in property values, particularly as the area continues to attract new businesses and residents.



- **Quality of Life:** Larchmont is renowned for its charming, small-town feel, excellent schools, and beautiful waterfront views. New Rochelle, while more urban, offers a vibrant, diverse community with a mix of historic and modern homes. Both areas boast an array of amenities, including parks, recreational facilities, shopping, dining, and cultural attractions. This high quality of life attracts a steady stream of buyers and renters, enhancing the value of any investment property.
- **Community and Culture:** Larchmont and New Rochelle are known for their vibrant communities and rich cultural heritage. From Larchmont's historic village center to New Rochelle's bustling downtown, both areas offer a unique blend of old-world charm and modern convenience. Investing in property here means becoming part of a community that values tradition, diversity, and progress.
- **Educational Excellence:** Both Larchmont and New Rochelle are home to top-rated schools, making them attractive to families. The strong educational infrastructure not only enhances the quality of life but also boosts property values, as families prioritize these areas for their children's education.
- **Economic Resilience:** Westchester County, including Larchmont and New Rochelle, has shown economic resilience, with a diverse economy supported by healthcare, education, finance, and technology sectors. This economic stability adds an extra layer of security to your real estate investment.



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