

FOR SALE

558 S Broadway
Yonkers, NY 10705

Ariel A
GREA Partner

43,600 BSF Prime Development
Opportunity in South Yonkers

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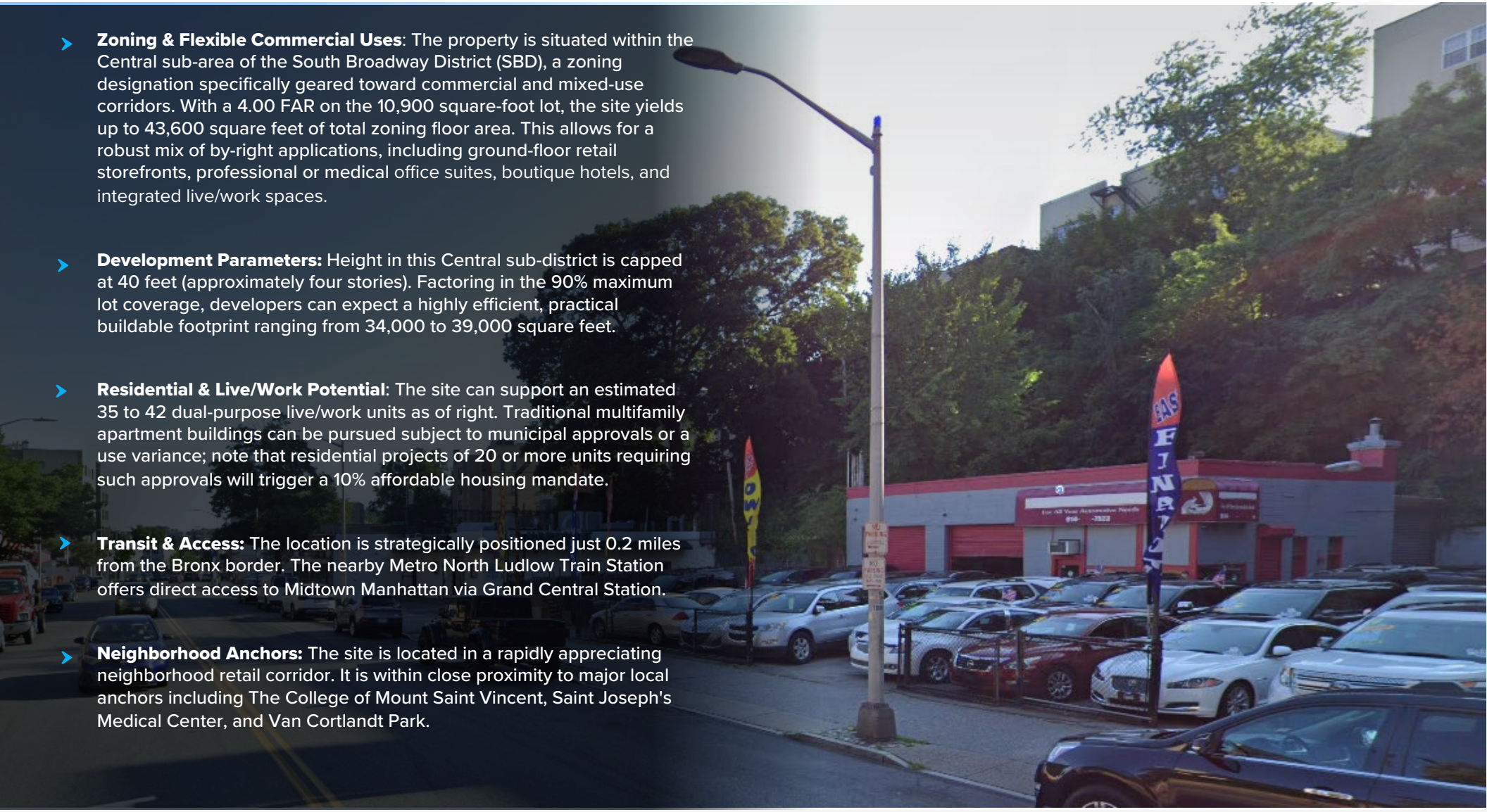
- **Zoning & Flexible Commercial Uses**: The property is situated within the Central sub-area of the South Broadway District (SBD), a zoning designation specifically geared toward commercial and mixed-use corridors. With a 4.00 FAR on the 10,900 square-foot lot, the site yields up to 43,600 square feet of total zoning floor area. This allows for a robust mix of by-right applications, including ground-floor retail storefronts, professional or medical office suites, boutique hotels, and integrated live/work spaces.

- **Development Parameters:** Height in this Central sub-district is capped at 40 feet (approximately four stories). Factoring in the 90% maximum lot coverage, developers can expect a highly efficient, practical buildable footprint ranging from 34,000 to 39,000 square feet.

- **Residential & Live/Work Potential**: The site can support an estimated 35 to 42 dual-purpose live/work units as of right. Traditional multifamily apartment buildings can be pursued subject to municipal approvals or a use variance; note that residential projects of 20 or more units requiring such approvals will trigger a 10% affordable housing mandate.

- **Transit & Access:** The location is strategically positioned just 0.2 miles from the Bronx border. The nearby Metro North Ludlow Train Station offers direct access to Midtown Manhattan via Grand Central Station.

- **Neighborhood Anchors:** The site is located in a rapidly appreciating neighborhood retail corridor. It is within close proximity to major local anchors including The College of Mount Saint Vincent, Saint Joseph's Medical Center, and Van Cortlandt Park.



Exclusively Represented By
212.544.9500 | arielpa.nyc

Jason M. Gold x22
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Gabriel Elyaszadeh x55
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For Financing Information:
Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 19, 2026 7:34 pm

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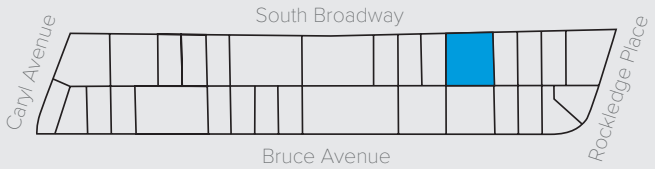


Property Information	
Block / Lot	1-30-80.82
Lot Dimensions	100' x 109'
Lot Sq. Ft.	10,900
FAR	4.00
Buildable Sq. Ft	43,600
2026 County Tax	$4,744
2026 City Tax	$21,015
Total Taxes	$25,760

*All square footage/buildable area calculations are approximate and should be verified with an architect

1
Block

30-80.82
Lot



Asking Price: $2,000,000

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South Yonkers benefits from convenient access to the Bee-Line bus network and Metro-North Railroad, providing connections throughout Westchester County and direct commuter rail service to New York City. Major roadways, including the Saw Mill River Parkway and Cross County Parkway, further facilitate regional travel by car



Retail

1. Walgreens
2. Family Dollar
3. Dollar Tree
4. Yonkers True Value Hardware

Transportation Score

67
Public Transportation

83
Walker's Paradise

Visit Walk Score Website →

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