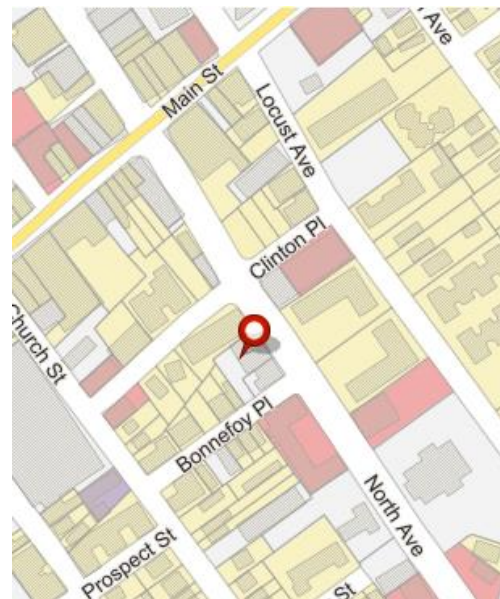




**PRICE UPON REQUEST**





## OVERVIEW

Section Block & Lot	0.1-212-0.143 0.1-212-0.146 0.1-212-0.52
Lot Dimensions	140 x 130
Lot Size	18,295 SF
Zoning	DO3
Max Buildable SF	109,771 SF
Existing Buildings	12,330 SF



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# Development Site Opportunity

138-148 North Ave, New Rochelle, NY 10801

22 Bonnefoy Pl, New Rochelle, NY 10801

## RENT ROLL

Unit	Type	Monthly Rent	Annual Rent
Tenant 1	Commercial	\$2,823	\$33,876
Tenant 2	Commercial	\$2,233	\$26,792
Tenant 3	Commercial	\$2,375	\$28,502
Tenant 4	Commercial	\$1,995	\$23,942
Tenant 5	Commercial	\$4,371	\$52,452
Tenant 6	Commercial	\$3,578	\$42,936
Tenant 7	Commercial	\$2,395	\$28,742
Unit 1	2 BR	\$2,500	\$30,000
Unit 2	2 BR	\$1,950	\$23,400
Unit 3	1 BR	\$1,500	\$18,000
Unit 4	1 BR	\$1,400	\$16,800
<b>Total</b>		<b>\$27,120</b>	<b>\$325,443</b>

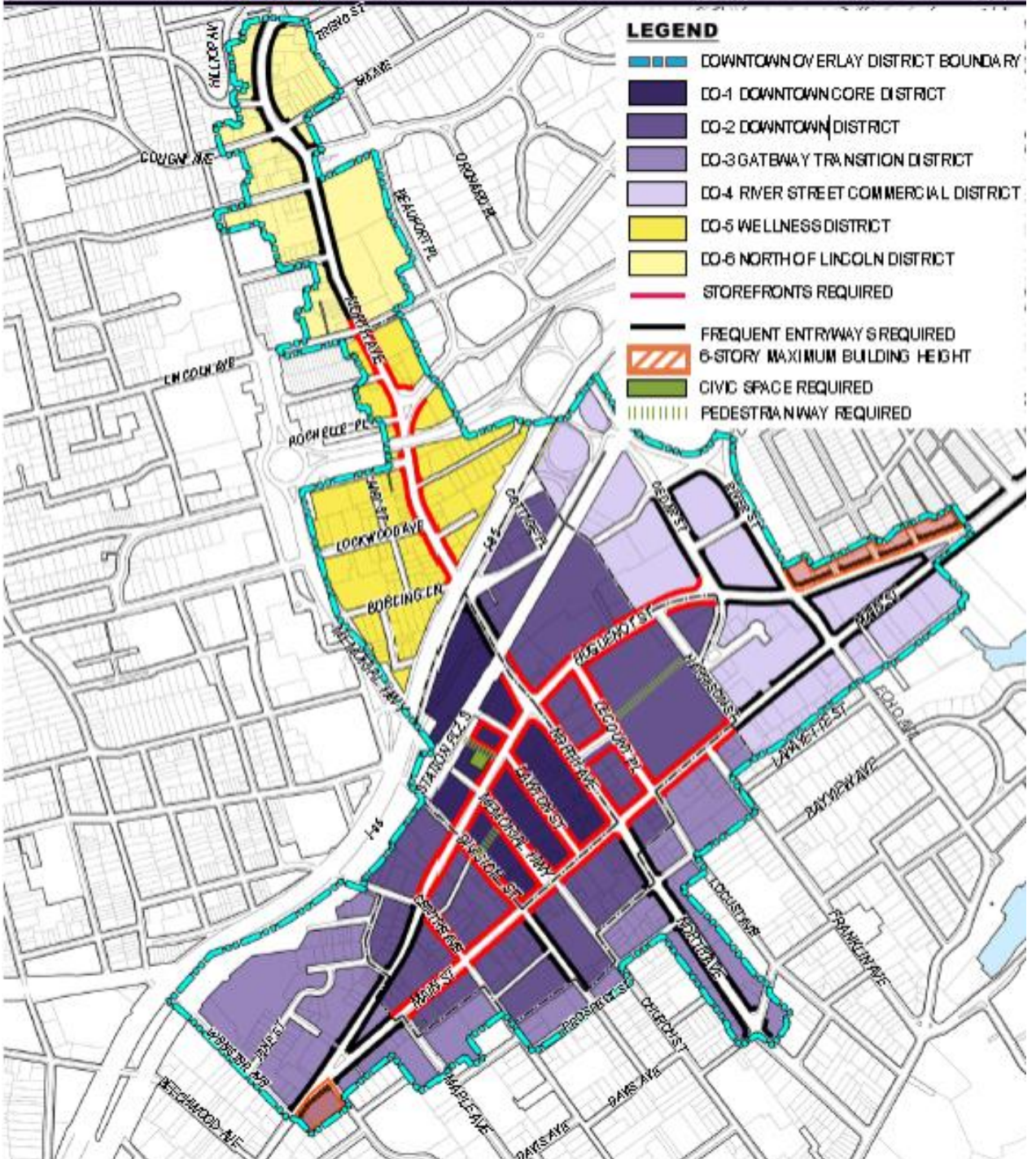


# Development Site Opportunity

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## 175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

## Development Standard

175.11B(2). DEVELOPMENT STANDARDS FOR DO-1, DO-2, DO-3, DO-4, DO-5, DO-6				
		Development Standard 1	Development Standard 2	Development Standard 3
		Site and Building Height Requirements		
<b>Total Site Frontage Min. <sup>1</sup></b>	All Districts	50 feet	100 feet	150 feet
<b>Site Area Minimum</b>	All Districts	5,000 SF	10,000 SF	30,000 SF <sup>4</sup> (40,000 SF in DO-1 only)
<b>Building Height <sub>23</sub></b>	DO-1	2 stories min 8 stories max	2 stories min 24 stories max	2 stories min 40 stories max and 605 feet max
	DO-2	2 stories min 4 stories max	2 stories min 12 stories max	2 stories min 24 stories max and 245 feet max
	DO-3	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-4	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-5	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-6	2 stories min, 2 stories max	2 stories min 4 stories max, and 55 feet max	Not available
	<b>Street Wall Height &amp; Stepback</b>		See Street Wall Height at Sec 175.11 E(3) and Stepbacks at Sec 175.11 E(4)	
<b>Parking</b>	All Districts	Standards - See Article XIV - Off-Street Parking and Loading		
		Placement - See DOZ minimum requirements in Sec 175.111		
<b>Min side yard from residential districts</b>	All Districts	No building may be constructed within 20 feet of a side yard adjoining a parcel in the R2-7.0 or RMF-0.4 Districts.		
<b>Rear yard setback at residential districts</b>		Where any parcel is contiguous to a parcel within the R2-7.0 or RMF-0.4 district, the rear yard shall be a minimum of 30 feet.		



# Development Site Opportunity

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## Community Benefit Bonus

### 175.11C(3). TABLE OF COMMUNITY BENEFIT BONUSSES (CBB)

		For developments that satisfy all of the requirements of a Development Standard as defined in Section 175.11B(2), the following standards shall apply:		
		Development Standard 1 Bonus <sup>†</sup>	Development Standard 2 Bonus <sup>†</sup>	Development Standard 3 Bonus <sup>†</sup>
DO-1	The total building height with Community Benefit Bonuses shall be a maximum of 605 feet	up to 2 Bonus stories	up to 4 Bonus stories	up to 8 Bonus stories
DO-2	The total building height with Community Benefit Bonuses shall be a maximum of 285 feet	up to 1 Bonus story	up to 2 Bonus stories	up to 4 Bonus stories
DO-3	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-4	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-5	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-6	The total building height with Community Benefit Bonuses shall be a maximum of 65 feet	No Bonus Available	up to 2 Bonus stories	No Bonus Available

\* Where a site has been designated on the DOZ Standards Map as a Six Story Maximum Building Height, the total building height including Community Benefit Bonuses shall be a maximum of 6 stories and 65 feet.