For Sale

YONKERS NEW YORK | TIBBETS HILLS | 10,697 SF MIXED-USE | BUSY RETAIL CORRIDOR

NEW BOILER OCT-2026



HIGH VISIBILITY MIXED-USE BUILDING ON MCLEAN AVENUE IN YONKERS, NY WITH SEVEN APARTMENTS, FIVE STORES, AND 4,050 SF OF INDOOR PARKING

453 McLean Avenue, Yonkers - Team Lala of RM Friedland is pleased to present 453 McLean Avenue, a mixed-use property located just west of Tibbetts Road, in The City of Yonkers, New York.

The property consists of five retail spaces, seven residential apartments, and 4,050 square feet of indoor parking and storage. The building fronts a busy commercial corridor, while the rear overlooks a tree-lined residential street consisting primarily of one- and two-family homes.

Most residential apartments feature hardwood floors and renovated kitchens.

The building has a stucco exterior, a distinctive terracotta roof, new steel entrance doors, tiled hallways, and an intercom system. Mechanical features include a gas-fired boiler installed in October of 2026 and providing steam heat and hot water, a fuel computer, and a separate summertime hot-water system.

The property benefits from its location along McLean Avenue, an established commercial corridor offering numerous shopping, dining, and neighborhood services. Nearby amenities include markets, pharmacies, and a variety of local restaurants and retail establishments.

Bee-Line Route 4 stops at McLean Avenue and Tibbetts Road, providing connections to the Woodlawn 4 subway station in The Bronx and other destinations throughout Yonkers. Recreational options include nearby Tibbetts Brook Park, featuring walking trails, athletic fields, and a seasonal aquatic complex, as well as access to the South County Trailway and the adjoining Putnam Trail in Van Cortlandt Park.

453 McLean combines retail frontage along a busy commercial corridor with residential apartments and substantial indoor parking and storage, conveniently located near the Bronx border.

RENT ROLL ON PAGE 7

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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$2 BILLION IN GROSS SALES | 28+ YEARS | 500+ DEALS | 100s SERVED


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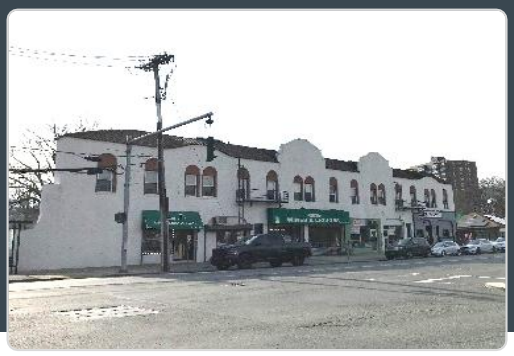

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PROPERTY & FINANCIAL OVERVIEW

453 McLean Avenue, Yonkers, NY 10705 (Parcel #: 1.—64—4,50)



10,697 Total SF
12 Total Units
$370,464 Gross Rent
$255,379 Net Operating Income

Avg. Apartment Rents: $1,569/U, $523/RM
Building-Wide Avgs.: $2,573/U, $35/SF

ASKING $3,295,000

$308 /SF ◦ $275K /Unit
8.9 x Rent ◦ 7.8% CAP
±6.5% - 8.5% C/C Return

BUILDING DETAILS

- 12 Total Units
- 7 Residential Apartments
- 5 Commercial Units
- 1 Building, 2 Stories, est. 1923
- Mixed Use Building

BUILDING SIZE/SF

- 143' x 45' Irregular
- 10,697 Gross SF
- 5,349 Commercial SF
- Avg. Apartment Size = 672 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 6,969 Square Feet
- 142' x 100' Irregular
- BA - General Business & Apts Zone
- Max FAR: 3.00 F.A.R.

FINANCING ILLUSTRATION

Interest Rate	7.500%
Amortization	30 Years
30.0% Down	$989K
70.0% LTV	$2.307M
Annual Debt Service	-$194K
DSCR & Debt Yield	1.32 & 11.1%
Cash Flow: Cautious	$61,850
Cash Flow: Optimistic	$83,745

☆ *Optimistic scenario assumes efficient self-management and 100% rent collection.*

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	$370,464
3.0% Vacancy & Collection Allowance	($11,114)
Gross Operating Income (GOI)	$359,350
Estimated Expenses	($103,972)
Net Operating Income	**$255,379**

ESTIMATED ANNUAL EXPENSES

	28% of GSI ◦ $9.72/SF ◦ $8.7K/u	
RE Tax	*$3,545 /unit*	($42,543)
Water & Sewer	*$650 /res. u*	($4,550)
Insurance	*$1.50 /SF*	($16,046)
Heat	*$1,821 /res. u*	($12,750)
Utilities	*$0.30 /SF*	($3,209)
Repairs & Maintenance	*$750 /res. u*	($5,250)
Payroll	*$750 /res. u*	($5,250)
Legal, Reserves & Misc.	*1.00% of GOI*	($3,594)
Management	*3.00% of GOI*	($10,781)
Total Expenses		**($103,972)**

UNIT MIX & MONTHLY INCOME

TYPE	*COUNT*	*/ROOM*	*/UNIT*	*MIN*	*MAX*	*TOTAL*
1 Bedroom Apts.	7	$523	$1,569	$1,419	$1,850	$10,984
Retail Base	5	-	$3,405	$1,971	$5,371	$17,027
Other	-	-	-	$120	$400	$2,861
Total	**12**	**-**	**-**	**-**	**-**	**$30,872**

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453 MCLEAN AVENUE











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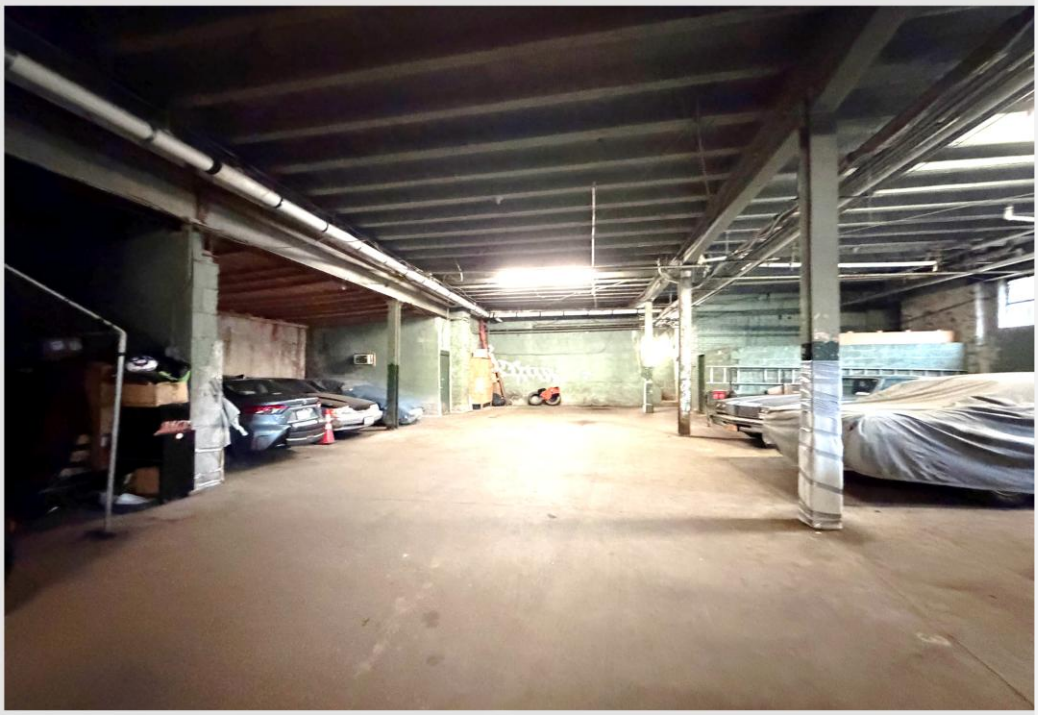
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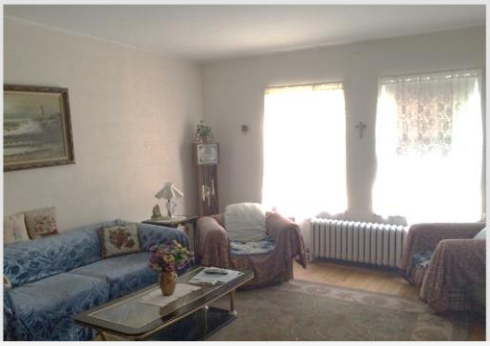














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RENT ROLL: 453 MCLEAN AVENUE

ᵖ = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

RESIDENTIAL

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
Apt 1	Stabilized	↑$1,693.63	$1,419.05	3 rm	$473/rm	4/30/2028	
Apt 2	Free Market	$1,570.00	$1,570.00	3 rm	$523/rm	4/30/2027	
Apt 3	Stabilized	↑$1,852.78	$1,583.94	3 rm	$528/rm	2/28/2027	
Apt 4	Stabilized	↑$2,219.72	$1,850.00	3 rm	$617/rm	5/31/2027	
Apt 5	Stabilized	↑$2,825.07	$1,452.71	3 rm	$484/rm		
Apt 6	Stabilized	↑$2,623.35	$1,538.79	3 rm	$513/rm	4/30/2027	
Apt 7	Stabilized	↑$2,924.22	$1,569.56	3 rm	$523/rm	2/28/2027	
	Total	**↑$15,708.77**	**$10,984.05**				

RETAIL

Unit	Type	Legal Rent	Scheduled Rent	Rent Note	Status/ Expires	Notes
Store 1 Bar/Restr.	Retail Base	$5,219.00	$5,219.00		1/31/2028	Rent As Of 2/1/2027
	Water	$207.64	$207.64	*as per lease*		
	RE Tax	$163.06	$163.06	*15% over $29,498.47*		
	TOTAL	**$5,589.70**	**$5,589.70**			
Store 2 Wine & Spirits	Retail Base	$5,370.72	$5,370.72		6/30/2033	3% Annual Increases
	RE Tax	$250.00	$250.00	*20% over 02-03 Base*		Tax figure is estimated.
	TOTAL	**$5,620.72**	**$5,620.72**			
Store 3 Barbershop	Retail	$1,971.48	$1,971.48		8/31/2030	2.5% Annual Increases
Store 4 Deli/Grocery	Retail	$2,440.07	$2,440.07		12/31/2030	Rent As Of 1/1/2027 3% annual Increases
Store 5 Karate School	Retail	$2,026.00	$2,026.00		12/31/2028	Rent As Of 1/1/2027 $2,087/mo Next Year
	Total	**$17,647.97**	**$17,647.97**			

INDOOR PARKING & STORAGE

Unit	Type	Legal Rent	Scheduled Rent	Status/ Expires	Notes
Gar 1-2	2 Spaces	$250.00	$250.00		
Gar 3-4	2 Spaces	$300.00	$300.00		
Gar 5-6	2 Spaces	$400.00	$400.00		
Gar 7-8	2 Spaces	$240.00	$240.00		
Gar 09	1 Space	$150.00	$150.00		
Gar 10	1 Space	$120.00	$120.00		
Gar 11	1 Space	$120.00	$120.00		
Gar 12	1 Space	$150.00	$150.00 ᵖ	Vacant	
Gar 13	1 Space	$150.00	$150.00		
Storage		$360.00	$360.00		4 Storage Spaces
	Total	**$2,240.00**	**$2,240.00**		

TOTALS	***Monthly***	***$35,597***	***$30,872***	12 Units	Building-Wide Avgs.:	Avg. Apartment Rents:
	Annual	***$427,161***	***$370,464***	21 Rms	$2,573/U, $35/SF	$1,569/U, $523/RM

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$2 Billion In Gross Sales
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