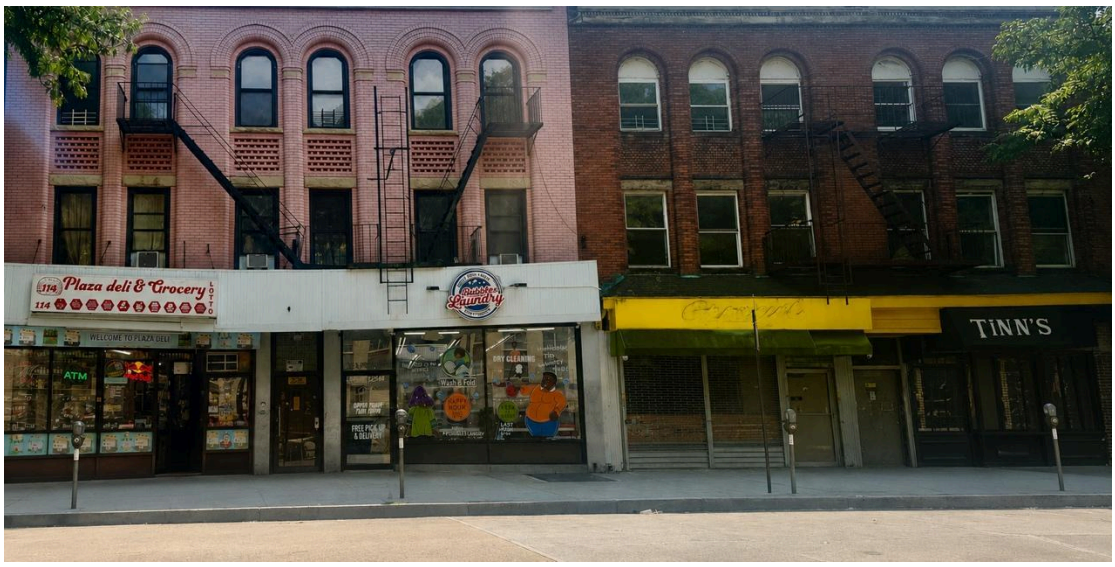
RAKOW
COMMERCIAL REALTY GROUP

Two-Building Mixed-Use Development Portfolio

108-114 East Prospect Ave, Mt Vernon NY



Property Highlights:

- Located within the Transit-Oriented Development (TOD) District, offering long-term redevelopment potential.
- 13,088 SF Combined Building Area
- 6,058 SF Combined Land Area
- Existing Multi-Tenant Retail & Residential Income
- Two Adjacent Buildings Offered as a Portfolio
- Two-Minute Walk to Mount Vernon East Metro-North Station
- Convenient 30-Minute Commute to Grand Central Terminal
- Excellent Redevelopment or Value-Add Opportunity

Ideal For:

- Multifamily Developers
- Mixed-Use Redevelopment
- Opportunity Zone / Value-Add Investors (if applicable)
- Long-Term Hold Investors
- Retail Investors
- Redevelopment Potential: Located within the Mount Vernon East TOD District, allowing for higher-density mixed-use redevelopment adjacent to Metro-North rail service.
- Area identified by the City of Mount Vernon Downtown Vision Report for the highest-density mixed-use redevelopment, with conceptual building heights of up to 21 stories, subject to zoning approvals.

For more information or to view the property, contact:

Angel Rosario at 917.597.3913 or Angel@rakowgroup.com

Gino Secchiano at 914.960.2424 or Gino@rakowgroup.com

10 New King Street, White Plains, NY 10604 | RakowGroup.com

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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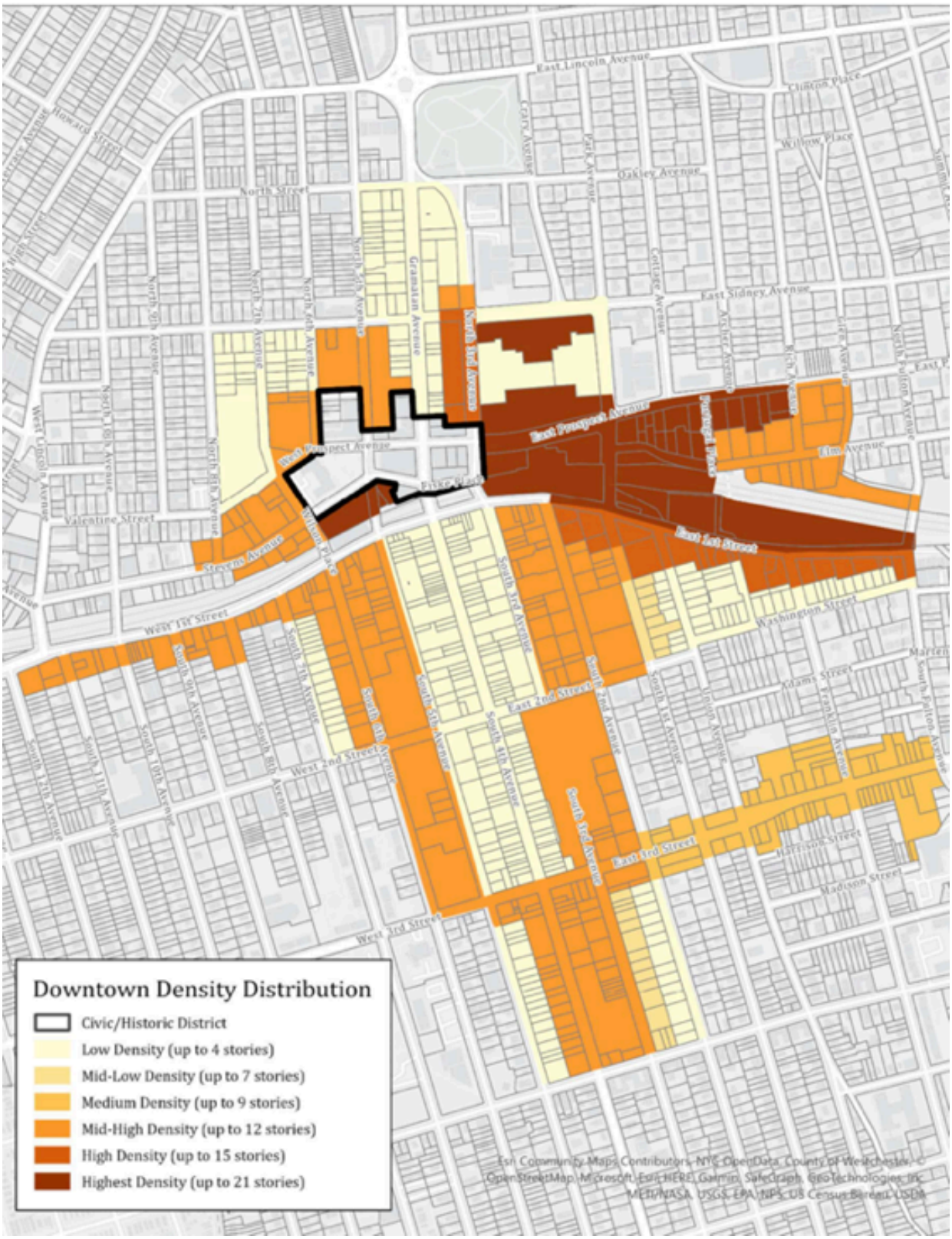

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