

**FOR
SALE****MAIN STREET
NEW ROCHELLE****22,750 SF
OFFICE/FLEX****ASKING
\$3,795,000****\$167
/SF**

SPACIOUS AND HIGHLY VISIBLE DOWNTOWN NEW ROCHELLE OFFICE BUILDING WITH FLEXIBLE, ADAPTABLE LAYOUT - ON MAIN STREET

542 Main Street, New Rochelle - Presenting a prominent four-story office building located in the heart of downtown New Rochelle, NY. Constructed in 1929, the property encompasses approximately 22,750 square feet offering substantial space for a variety of business operations.

The building offers a flexible layout suitable for multiple tenants, accommodating general office use, collaborative workspaces, and potential street-level retail. This adaptability makes it ideal for businesses seeking a prime location with a customizable layout to meet specific needs.

Strategically positioned on Main Street, the property ensures high visibility and heavy foot traffic, enhancing its appeal to businesses aiming to establish a strong local presence.

Located on one of New Rochelle's busiest commercial corridors, 542 Main Street is surrounded by a variety of amenities. Within walking distance are popular dining spots like Modern Restaurant & Lounge, Alvin & Friends, and Texas Roadhouse. Other nearby retail includes Target, local boutiques, CVS Pharmacy, Chase Bank, and the USPS.

The building's proximity to the Metro-North station provides quick transit options to New York City and surrounding areas. Additionally, nearby parks such as Hudson Park and Glen Island Park offer green spaces for relaxation and outdoor activities.

This property offers a compelling investment opportunity in a bustling urban environment, with the flexibility and location to attract a broad range of tenants and long-term value. **(MORE ON NEXT PAGE)**

FOR GUIDANCE & DILIGENCE, CONTACT



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LALA REALTY GROUP

RM FRIEDLAND

LODI, NJ & HARRISON, NY
TEAMLALACRE.COM & RMFRIEDLAND.COM

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542 MAIN STREET - SYSTEMS & FEATURES



542 Main Street features a striking brick facade with polished granite accents, including a polished granite staircase leading to the front entrance. Access to the building is through a steel-and-glass door, and a large stained-glass window adds a touch of sophistication. Security cameras are installed throughout the property, ensuring a secure environment. Each floor is equipped with its own HVAC and AC systems, with baseboard heating available throughout the building.

Upon entering, visitors are welcomed by a terrazzo lobby area, lending an elegant aesthetic to the building's interior. For the first-floor tenants, there is an impressive marble entryway leading into the former bank-occupied space. Additionally, multiple bank vaults with steel doors are housed within the building.

The basement is well-equipped with essential utilities, including electric meters for each floor, a building-wide hot water heater, and a boiler installed in 2012. It also contains a 3,000-gallon oil tank with 2,700 gallons of usable #2 oil, fiber optic connections for tenants, and multiple vaults. The central heating system services the entire property.

On the fourth floor, a spacious, vacant executive office—formerly used as bank offices—offers a refined setting with two skylights, allowing for ample natural light. The building also has a silver-coated rubber roof, ensuring durability and weather resistance.

Property Details And Financial Projections

542 Main Street, New Rochelle, NY 10801 (Parcel #: 2-413-0019)



Asking
\$3,795,000

\$257,679 6.79%
Projected NOI CAP

\$427,800 8.9
Projected Gross x Rent

22,750 \$167
Total SF /SF

FINANCING ILLUSTRATION

Interest Rate 6.375%
Amortization 30 Yr
40.0% Down Payment \$1.518M
60.0% Loan Amount \$2.277M
Annual Debt Service (\$170.5K)
DSCR 1.51
Debt Yield 11.32%
Cash Flow \$87.2K
Principal Recapture \$26.1K

Cash/Cash Return (Year 1) 5.75%
Self Mgmt. & 100% Occ. 9.58%

Total Return (Year 1) 7.46%
Self Mgmt. & 100% Occ. 11.29%

Note: All figures are first year estimates.

BUILDING DETAILS

5 Total Units
No Residential Apartments
5 Commercial Units
1 Building • 4 Stories • Built 1900
Flexible Office Space

BUILDING SIZE/SF

55' wide
22,750 Gross SF

PARCEL SIZE

8,450 Square Feet
55' x 142.8'

ZONING

DB Zone

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI) \$427,800
10.0% Vacancy & Collection Allowance (\$42,780)
Gross Operating Income (GOI) \$385,020
Estimated Expenses (\$127,341)
Net Operating Income \$257,679

ESTIMATED ANNUAL EXPENSES

@ 30% of GSI • \$5.60/SF • \$25.5K/u

Est. RE Tax \$2.37 /SF (\$53,980)
Water & Sewer \$0.11 /SF (\$2,573)
Insurance \$0.42 /SF (\$9,454)
Heat \$1.10 /SF (\$24,929)
Utilities \$0.26 /SF (\$5,916)
Repairs & Maintenance \$0.49 /SF (\$11,240)
Legal, Reserves & Misc. 1.0% of GOI (\$3,850)
Management 4.00% of GOI (\$15,401)
Total Expenses (\$127,341)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	RENT/ROOM	/UNIT	LOWEST	HIGHEST	TOTAL RENT
Retail/Office	5	-	\$7,130	\$2,650	\$10,250	\$35,650
Total	5	-	-	-	-	\$35,650

RENT ROLL
ON PAGE 8

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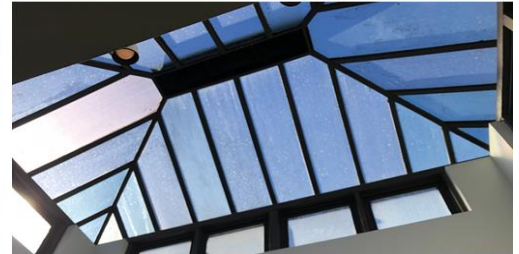
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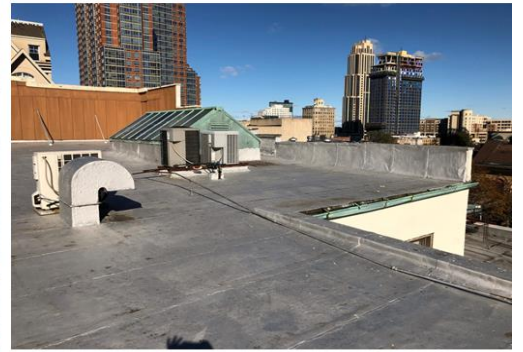
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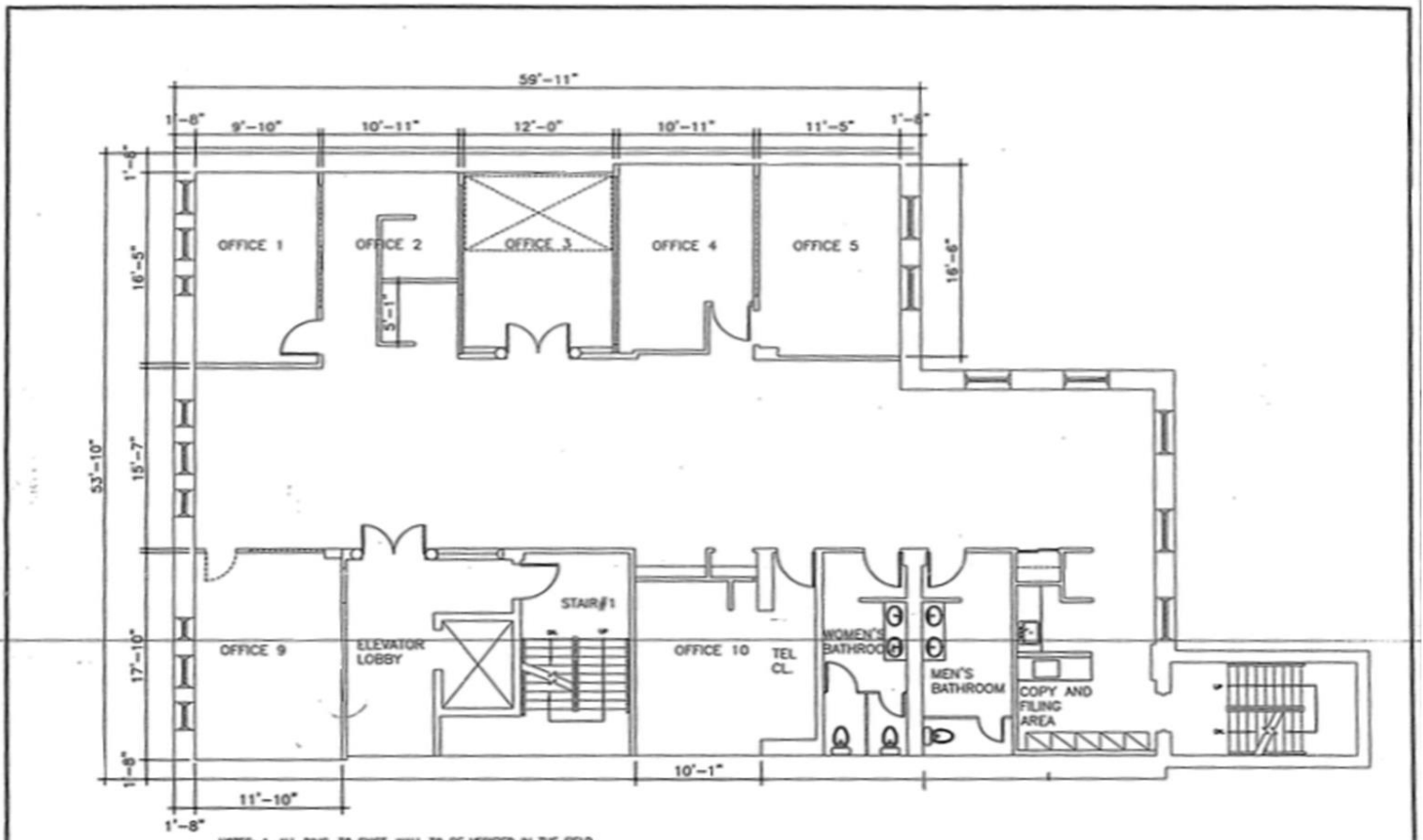
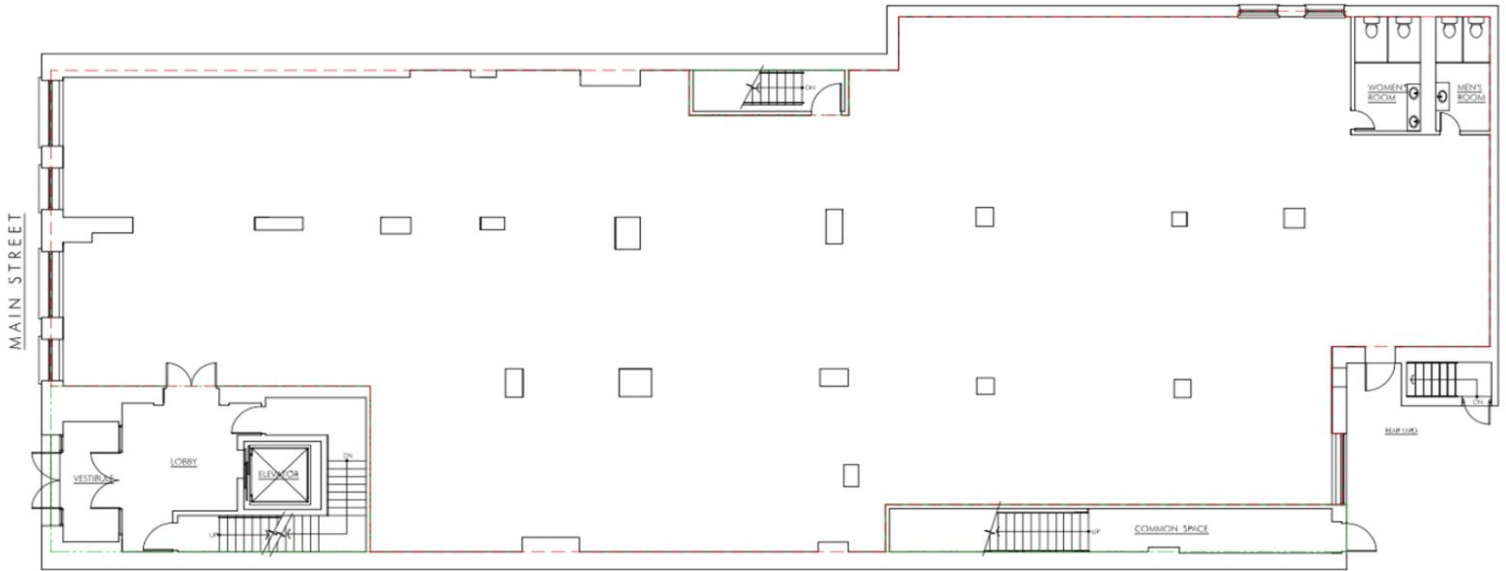
542 MAIN STREET



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NOTES: 1. ALL DIMS. TO EXIST. WALL TO BE VERIFIED IN THE FIELD.

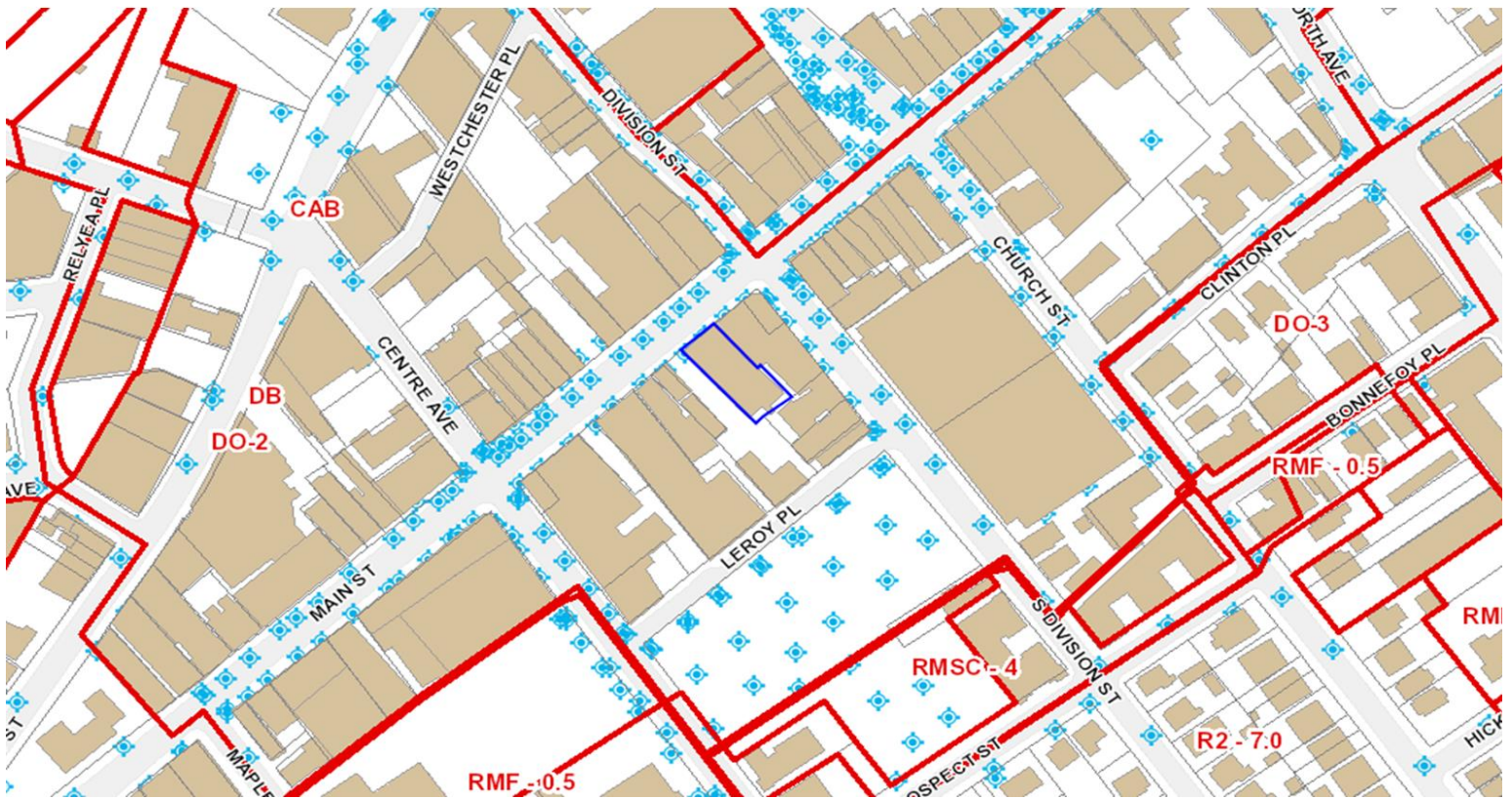
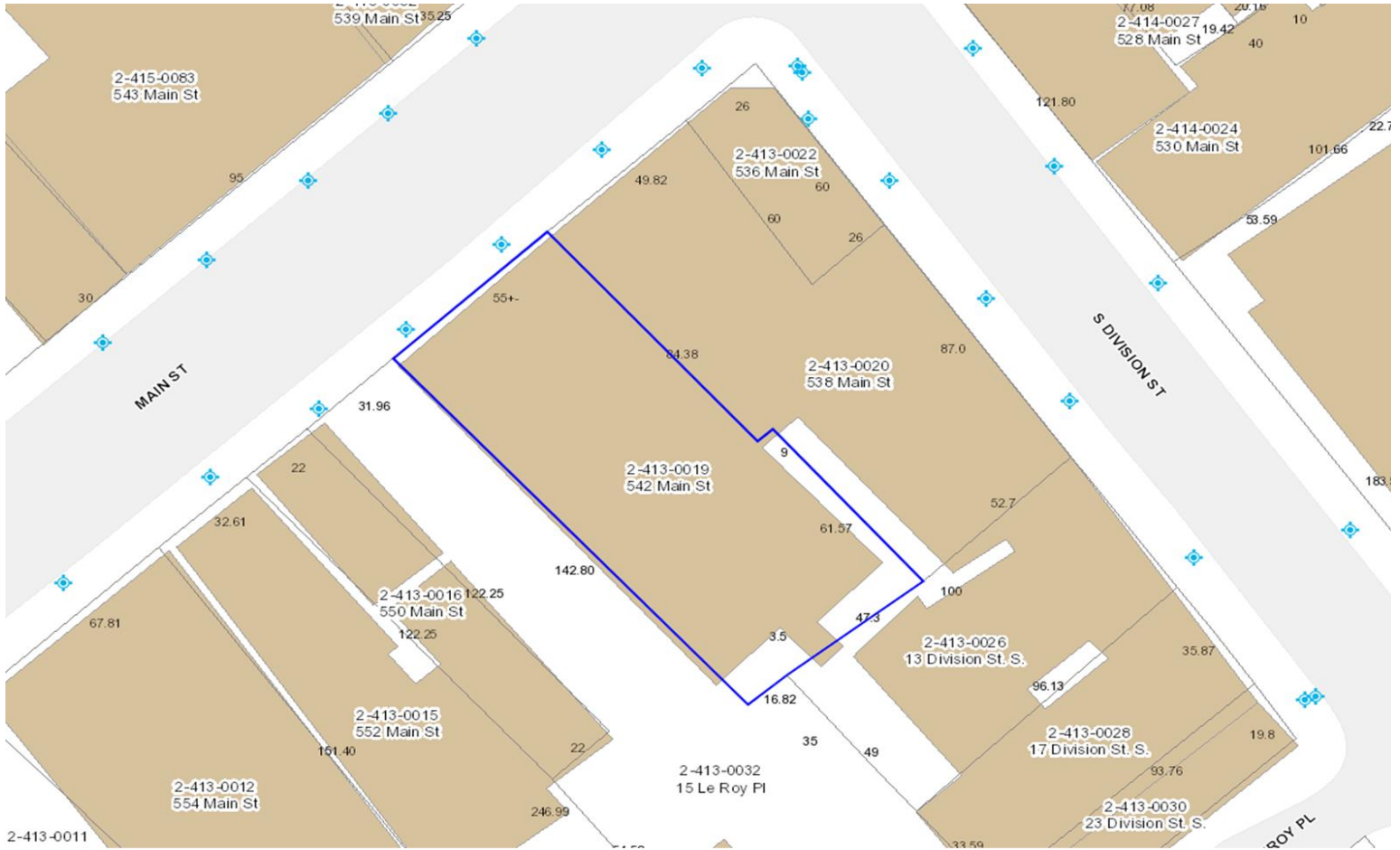
542 MAIN ST, LLC
Susan Doban Architect, PC

EXISTING 3RD FLOOR PLAN
542 MAIN ST.

Scale:
OCTOBER 30, 2006

SK-2

542 MAIN STREET



542 MAIN STREET - RENT ROLL

Unit	Type	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1st FL - 101 Corini Law	Office	\$2,650	2,284 sf	\$14/sf/yr	n/a	
1st FL - 102 Vacant	Office	\$10,000*	5,200 sf	\$23/sf/yr	Vacant	
2nd Floor Owner	Office	\$10,250*	7,000 sf	\$18/sf/yr	Delivered Vacant	
3rd Floor Owner	Office	\$6,250*	4,200 sf	\$18/sf/yr	Delivered Vacant	
4th Floor Vacant	Office	\$6,500*	4,200 sf	\$19/sf/yr	Vacant	
Other						

TOTALS						
	Monthly	\$35,650	5 Units	Total Rent:		
	Annual	\$427,800	22,884 SF	\$18.80/SF		

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*Projected and/or estimated rent.
Note: See disclaimer in this document.

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Reach Out Now. 914-380-3806
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