

\$1,775,000 - 289 Warburton Avenue, Yonkers

MLS® #H6314116

\$1,775,000

0 Bedroom, 0.00 Bathroom,
Land on 0.27 Acres

N/A, Yonkers, NY

This is your chance to get in on the Yonkers development BOOM!

Location: The lot has a prime location with 100 feet on Warburton Ave and an additional 25 feet on Woodworth Ave, providing convenient access and potentially enhancing attractiveness.

Approval and Development: The site is fully approved for a 36-unit apartment building, which streamlines the development process and reduces uncertainty for investors.

Proforma of over \$840,000 per year net income!

Building Features: The planned building will be high efficiency, running on electric power, which aligns with modern sustainability trends. Tenants will be responsible for paying their own utilities.

Parking: The property offers two levels of on-site parking, totaling 36 spaces. Sufficient parking is a crucial factor for urban developments and can add substantial value.

Affordable Housing: The inclusion of one affordable rental unit, as required by the City of Yonkers, not only meets regulatory requirements but also supports community inclusivity.

Proximity to Transit: With a distance of only 0.07 miles to the Metro North Station, the site offers excellent access to public transportation, appealing to commuters and enhancing the property's marketability.

View and Surroundings: Apartments at the rear of the building will boast views of the



Hudson River, which can be a major renting point for potential tenants seeking attractive living environments.

Development Potential: The presence of at least six other new development sites in the area underscores Yonkers' growth and the attractiveness of investing in this location.

Don't miss your chance. Building and site plans available to view.

Essential Information

MLS® #	H6314116
Price	\$1,775,000
Sold Price	\$1,355,000
Date Sold	July 28th, 2025
Bathrooms	0.00
Acres	0.27
Taxes	\$9,000
Type	Land
Status	Closed

Community Information

Address	289 Warburton Avenue
Subdivision	N/A
City	Yonkers
County	Westchester County
State	NY
Zip Code	10701

Amenities

Utilities	Trash Collection Public
View	Water

Exterior

Lot Description	Level, Rolling Slope, Views, Part Wooded
-----------------	--

School Information

District	Yonkers
Elementary	Yonkers Early Childhood Academy

Middle	Yonkers Middle School
High	Yonkers High School

Additional Information

Date Listed	June 21st, 2024
Days on Market	137
RE / Bank Owned	Yes

Listing Details

Listing Courtesy of	Houlihan Lawrence Inc.
---------------------	------------------------

Information Copyright 2025, OneKey®, MLS. All Rights Reserved. The source of the displayed data is either the property owner or public record provided by non-governmental third parties. It is believed to be reliable but not guaranteed. This information is provided exclusively for consumers'™ personal, non-commercial use. The data relating to real estate for sale on this website comes in part from the IDX Program of OneKey® MLS.

Listing information last updated on October 22nd, 2025 at 9:46am EDT