



**305 Union Avenue**  
**New Rochelle, NY 10801**  
**For Sale: \$1,100,000**

Type:	Single Family
MLS#:	805253
Square Footage:	0
Taxes:	\$12,513
Year Built:	1900

Welcome to 305 Union Avenue – Where Opportunity Meets Potential! Calling all savvy investors! This is your chance to own a property nestled on the vibrant New Rochelle, the fastest growing city in Westchester. Meet 305 Union Avenue, a fully tenant-occupied, three-family home that's equal parts charm, convenience, and cash flow! Here's what's waiting for you: Unit 1: A cozy 2-bedroom, 1-bathroom. Unit 2: Another 2-bedroom, 1-bathroom. Unit 3: A spacious 3-bedroom, 1-bathroom. Inside, each unit boasts renovated kitchens and bathrooms, complete with stainless steel appliances and modern finishes. Outside, you'll find a huge backyard perfect for grilling, lounging, or creating the outdoor oasis of your dreams. (Your tenants will love it!) The location? Absolutely unbeatable. Just a 13-minute walk to the Pelham Metro-North Station, connecting you to Midtown Manhattan in under 30 minutes. Whether it's city life or suburban, this address offers the best of both worlds. Plus, with New Rochelle's Vanguard Era, you're not just buying a property – you're investing in the future. Properties like this don't last long! With a fully occupied setup and a location that practically rents itself, 305 Union Avenue is the a great income producing property. Showings are limited to weekends during specific time slots, so schedule your viewing ASAP. Don't miss your chance to own this amazing investment property in one of Westchester's most sought-after areas. Make your move. Make your mark. Make 305 Union Avenue yours today!

### Listing Details

Asking Price: \$1,100,000	Taxes: \$12,513	Status: Active
Type: Single Family	MLS ID: 805253	Last Update: 12/12/2024
Added: 10 Day(s) Ago		

### Property Details

Address: 305 Union Avenue	City: New Rochelle	State: NY
Zip: 10801	County: Westchester	Total Bedrooms: 7
Total Bathrooms: 3 full	Home Style: Colonial	Siding: Stucco
Year Built: 1900		

### Location Details

Lot Size: 0.0563 Acres	Lot Description: Near Public Transit, Near	Driveway: None
Water Front: No	Water Access: No	

### School Details

School District: New Rochelle	Middle School: Albert Leonard	High School: New Rochelle
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### Heating, Cooling, & Utility Details

Heat Type: Oil	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		

### Broker Details