LEGACY DWELLINGS



94 Union Avenue
New Rochelle, NY 10801
For Sale: $1,149,000

Type:	Single Family
MLS#:	1002084
Square Footage:	4,600
Year Built:	1965

Prime Mixed-Use Property in the Heart of New Rochelle (10801) Just a 5-minute walk to downtown and the train station, this well-located mixed-use building offers strong rental potential and long-term value. Property Features: Ground floor: Approx. 2,800 sq ft restaurant space currently operating as a Cocina Mexicana & Tequila Bar, with seating approved for 84 guests and a 14-seat bar. The spacious layout is also ideal for hosting events. Second floor: Two residential units — one 1-bedroom apartment and one 2-bedroom apartment. Current Lease Details: Restaurant: $3,394/month. Tenants cover 50% of any property tax increase over the 2021 base year. Rent is below market rate due to a $200,000 renovation investment by the restaurant owner in 2021. Lease term runs through 2029. 1-Bedroom Apartment: $1,500/month 2-Bedroom Apartment: $2,500/month Additional Notes: All units have separate utility meters. Tenants are responsible for their own heating and electricity.

Listing Details

Asking Price: $1,149,000
MLS ID: 1002084
Status: Active
Last Update: 6/27/2026
Type: Single Family
Added: 206 Day(s) Ago

Property Details

Address: 94 Union Avenue
Zip: 10801
Total Bathrooms: 0
Year Built: 1965
City: New Rochelle
County: Westchester
Basement: Unfinished
State: NY
Square Footage: 4,600
Siding: Brick

Location Details

Lot Size: 0.09 Acres
Water Access: No
Driveway: None
Water Front: No

School Details

School District: New Rochelle
High School: New Rochelle
Elementary School: Columbus
Middle School: Isaac E Young

Heating, Cooling, & Utility Details

Heat Type: Baseboard
Air Conditioning: Central Air
Water Type: Public
Sewer Type: Public Sewer

Broker Details

Realmart Realty LLC
Shuai Zheng