



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	Status: Active	Type: Single Family
MLS ID: 1002084	Last Update: 5/19/2026	Added: 33 Day(s) Ago

Property Details

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

Location Details

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

School Details

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

Heating, Cooling, & Utility Details

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

Broker Details

Realmart Realty LLC	Shuai Zheng
---------------------	-------------