

Marina Court

422 East Boston Post Road
Mamaroneck, New York



Asking Price: \$13,000,000

Cushman & Wakefield's Capital Markets Group is pleased to present the opportunity to purchase Marina Court located at 422 East Boston Post Road in Mamaroneck, New York for \$13,000,000.

Built in 2017, Marina Court is a 13-unit luxury apartment building comprised of two affordable units, seven 2-bedroom units, ranging in size from 1,066 SF to 1,466 SF, a 1,566 SF 2-bedroom plus den unit, a 2,321 SF 3-bedroom duplex unit, and two 3-bedroom penthouse units. The condominium-like units feature high-quality finishes in the kitchens and bathrooms, spacious primary bedrooms with walk-in closets, along with private balconies in most units, and the penthouse units feature two balconies, a gas fireplace, 10' ceilings, interior stairwells, and direct water views. All units have oversized windows and at least two exterior facing exposures. The building has covered parking (11 spaces), two electric car charging stations, indoor bike storage, a pet washing station, a fully equipped fitness center with a Peloton bike, an outdoor grilling station and a rooftop terrace overlooking Long Island Sound and Harbor Island

Park. Marina Court has historically high occupancy with limited turnover and consistent rent growth.

Marina Court is situated within the Village of Mamaroneck and the Rye Neck School District. The Property is also conveniently located a short distance from Mamaroneck Avenue—a "restaurant row" boasting a wide variety of dining options including casual pizza shops like Sal's Pizza, fast casual concepts like Smashburger, a cozy French bistro, authentic Chinese, and many other options, as well as upscale shops. Marina Court is a short 5-minute walk from Harbor Island Park, a 44-acre public park, beach and marina.

Marina Court is located within a 10-minute walk from the Mamaroneck Metro-North Train Station, which provides a 39-minute express ride to Grand Central Terminal and is a short 1.2-mile drive from Interstate 95 (Exits 18A & B).



CUSHMAN & WAKEFIELD
CAPITAL MARKETS
107 Elm Street, 8th Floor
Stamford, CT 06902
www.cwinvestmentpropertiesgroup.com

SALE CONTACTS

Al Mirin
(203) 326 5822
al.mirin@cushwake.com

Kate Schwartz
(203) 326 5804
kate.schwartz@cushwake.com

Matthew Torrance
(203) 326 5838
matthew.torrance@cushwake.com

Bill Eisenhut
(914) 305 9313
bill.eisenhut@cushwake.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than the property offered by Cushman & Wakefield, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield. This information shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific conditions, imposed by our principals.

