



## **Royal Properties brokers sale of 30,000 s/f 13 Riverdale Ave.**

June 13, 2023 - Front Section

Port Chester, NY Royal Properties, Inc. negotiated the sale of 13 Riverdale Ave., a 30,000 s/f two-story freestanding building, which includes covered parking, on a half-acre lot located on Rte. 1, on the New York/Connecticut border. This corner property provides two entrances, frontage on Rte. 1 as well as Hillside Ave. with over 120 ft. and 56 covered parking spaces and additional outdoor parking.

The new owner, who will make use of the property as a gym/fitness site, will benefit from neighboring retailers and medical facilities including Whole Foods Market, Stop & Shop, Target, ULTA, Michael's, CVS, McDonald's, Citibank, Citarella Gourmet Market, Saks Fifth Avenue, Home Depot, HomeGoods, Party City, WestMed Urgent Care, Yale New Haven Health Greenwich Hospital, Stamford Health, AMI Surgery, St. Joseph Medical Center, and many more.

"We are thrilled to have found the ideal owner/user for this property, who appreciates its attributes, location and will best utilize this beautifully built-out health club," said Karnit Mosberg of Royal Props., sole broker in the transaction.

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