



Mixed-Use
Housing



Local Business
Growth



Village
Identity



Pedestrian
Safety



Recreational
Connectivity



Convert 127 Mohawk Ave into Affordable Mixed-use Housing



Project Location
127 Mohawk Ave

Project Type
Redevelopment/
Renovation

Project Sponsor
Edward Rosenberg

Property Ownership
Edward Rosenberg

Total Project Cost
\$3,000,000

NY Forward Request
\$2,250,000

Sponsor Match
25%

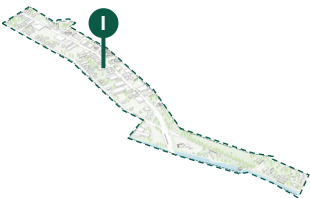
Project Overview

The project will renovate the largely vacant 17,245-square-foot commercial building at 127 Mohawk Avenue into a mixed-use property with two retained ground-floor retail storefronts and at least 24 new affordable studio and one-bedroom apartments.

Interior spaces currently used for offices, a gym, and a karate studio will be reconfigured to create housing, taking advantage of existing ceiling heights and potentially adding up to 2,500 square feet at the rear. The project may also include a resident laundry facility and rooftop solar panels.

Comments

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127 Mohawk Ave

Existing Site Conditions

127 Mohawk Avenue is a 17,245-square-foot, three- to four-story commercial building with a flat roof. The building contains two small ground-floor retail storefronts, a basement gym/karate studio, and office spaces; several interior spaces have ceiling heights of up to 20 feet.

The property has been under the same ownership since 2008 and has generally been approximately 75% vacant during that period. Existing office space occupancy has been limited, in part because the building does not have elevator access. The site is located within the business district, where there is limited nearby laundry access along Mohawk Avenue.

Capacity & Partners

Edward Rosenberg is a licensed Real Estate Broker and Real Estate investor since 1986. He is currently self-managing 70 rental units, most of which are located in the village of Scotia.

Alignment with Vision & Goals

The project will add needed affordable housing units to the village while at the same time adding more foot traffic to the business district which will support the existing small businesses within walking distance.

Readiness & Timeframe

Project is in the conceptual phase.

No Proposed Improvement Image Provided



Dec 12, 2023 09:23
Glen Avenue

Above: Existing Conditions photo from the rear

Project Category



Redevelopment /
Renovation

Project Size



Large

NY Forward Request



\$2,250,000