



EXCLUSIVE
8 Unit Industrial Building with Offices in Very Good Condition.

- ADDRESS:** 161 Saw Mill River Road, Yonkers, NY 10701
SECTION 2 BLOCK 2183 LOT 58
- LOCATION:** The property is located **Behind the U Haul Building, which is on Saw Mill River Road.** Turn down the U Haul Driveway and Make a LEFT. The building is on the right-hand side near the end of that road.
- SIZE:** Building 15,470 SF
Lot 27,036 SF
- DESCRIPTION:** The property has 8 separate spaces. It could be more. The building is in two sections. There is a 3-story section on the southside of the building. The HVAC tenant is on the lower level. The auto visual company is above them on the second floor. And there is a suite of 10 private offices on the third floor. **This section of the building has an elevator.** The rest of the building is first floor industrial warehouse space. Each space has a separate bathroom and heater. The tenants pay their own electric and gas. There are two storage containers in the parking lot which are both leased.
- PARKING:** There is +/-7,000 SF parking lot in front of the building and a +/-5,000 SF yard in the rear. Access to the rear yard is through an enclosed driveway at the north end of the property. There is additional parking in front of the building.
- Zoning:** I District – Industrial
- REAL ESTATE TAXES:** 2025/26-\$24,001
ASSESSMENT: \$20,000
- LISTING PRICE:** **\$3,295,000**
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice

161 Saw Mill River Road
Projected Incomes and Expense Report:

Projected Rental Income:	Month	Annual
Gross Income	\$30,325	\$363,900
ESTIMATED EXPENSES:		
Real Estate Taxes		\$24,001
Professional Fees		\$4,000
Insurance - Landlord's insurance		\$23,205
Wages and Salaries		\$0
Utilites: Landlord		\$5,000
Water		\$6,000
Repairs/Maintenance		\$10,000
Total Expenses:		\$72,206
Net Operating Income		\$291,694

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RENT ROLL

	TENANT NAME	Current Monthly Rents	Estimated Size of Space	Rent/SF	
1	Elite: Warehouse space & Office*	\$5,500	1,840	\$36	
2	Metro Glass	\$6,825	3,590	\$23	
3	Vacant Warehouse	<i>\$3,000</i>	1,460	\$25	
	Finished Office with Private Bathroom **	<i>\$500</i>	500	\$12	
	1 Container and 3 Truck Parking Spaces***	<i>\$2,000</i>			
4	Rear Yard SF is Land ****	<i>\$6,000</i>	5,000	\$14	
5	Basement - Rich Air HVAC	\$3,500	2,620	\$16	
6	1st Floor - JCK USA	\$3,000	2,690	\$13	
7	2nd Floor Offices	\$0	2,000	\$0	
	Lobby-Staircase-Elevator		360		
		\$30,325			

The rents that are in *Italicized* are Estimated rents. These spaces are VACANT.

Elite and Metro use part of the +/-7,000 SF parking lot in the front of the building.

*Elite has a large office on the third floor, uses one of owner Containers, 4 spots in the front parking lot.

**The Finished Office Space listed above is on the 3rd floor. It has a private bathroom and kitchenette.

***One storage container and three trucks/trailers in the main parking lot in the front.

****There is a +/-500SF enclosed driveway that leads to a +/-5,000 SF yard behind the building.

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