

99 Lafayette Ave. White Plains, NY



FOR SALE: +/- 6,000 SF Flex Office Building & Parking
“Owner User Opportunity”
Income Producing & Near the Metro North Train Stations

PROPERTY FEATURES

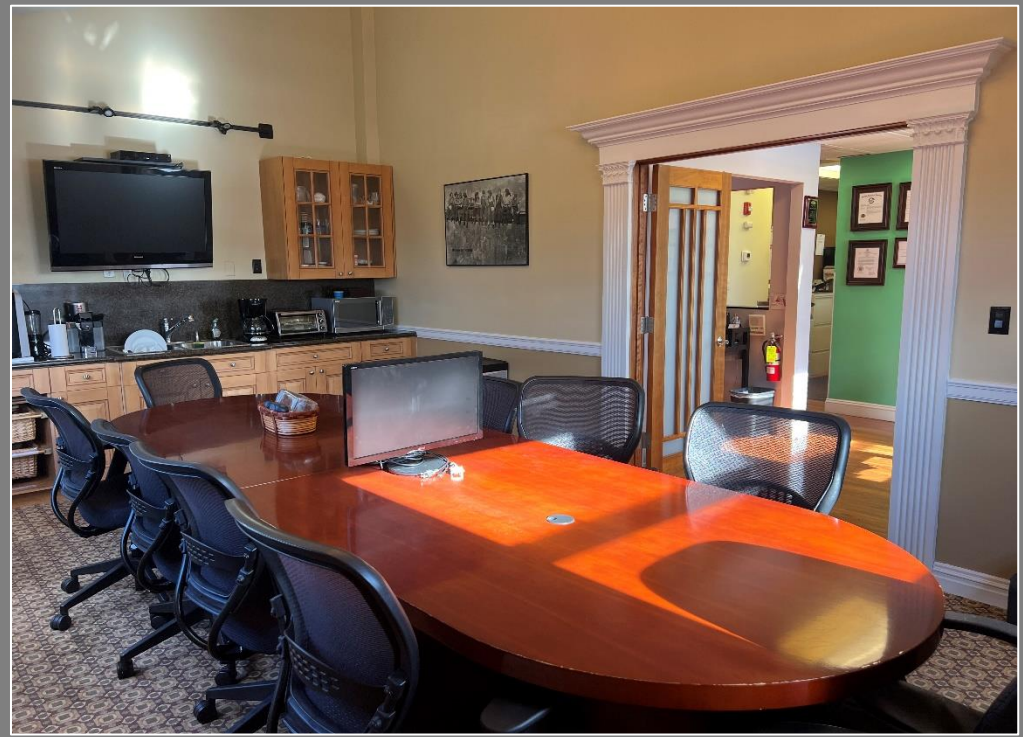
TOTAL BUILDING SF +/-	6,000 SF
1 ST Floor	2,200 SF (2 Tenants)
2 nd Floor	2,200 SF (Owner Occupied – will be vacated)
Ground Floor	1,600 SF (1 Tenant & Owner Occupied – will be vacated)
TOTAL LAND SF +/-	9,100 SF
PARKING SPOTS +/-	15 striped spots (additional parking available)
STAND-ALONE	Yes – Walkup Building
LOCATION	+/- 1 Mile to the Metro North Trains & I-287 (N. White Plains & Valhalla Stations)
RENT ROLL	
1 ST Floor	Tenant “A” - \$4,120 per month / Lease Exp. 6/30/2028 (waiting on final use permitted)
	Tenant “B” - \$2,500 per month / Lease Exp. 4/30/2025
Ground Floor	Tenant “C” - \$1,854 per month / Lease Exp. 8/14/2025
TOTAL YEARLY INCOME +/-	\$101,688
2024 PROPERTY TAXES +/-	\$33,000
RECENT CAPITAL IMPROVEMENTS	New Parking Lot - 06/2023 HVAC System Replacement - 12/2022 New split units @ lower level - 05/2024 Stucco paint for outside building - 05/2023
NOTES	Zoned IND-A (Industrial A District) Ground Floor has roll up door & direct access to the lot Gas Heat Easy Access to I-287 & Bus / Train service Mix of open floor space and private offices Easily divisible Floor Plans are available



FOR SALE

ASKING SALE PRICE: \$1,699,000

Exclusively Marketed By:
Frank Rao & Michael Rao
New York Commercial Realty Group LLC
(914) 287-6410
frao@nycrgroup.com / mrao@nycrgroup.com



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from New York Commercial Realty Group, LLC and it should not be made available to any other person or entity without the written consent of New York Commercial Realty Group, LLC

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, New York Commercial Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has New York Commercial Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers or tenants must take appropriate measures to verify all of the information set forth herein. Prospective purchasers or tenants shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.