

10 ST. CASIMIR AVE

YONKERS, NY

37,035 SF YWCA WOMEN'S SHELTER PROPERTY FOR SALE
EXISTING LEASE IN PLACE WITH SHORT OR LONG-TERM FLEXIBILITY



PROPERTY INFORMATION

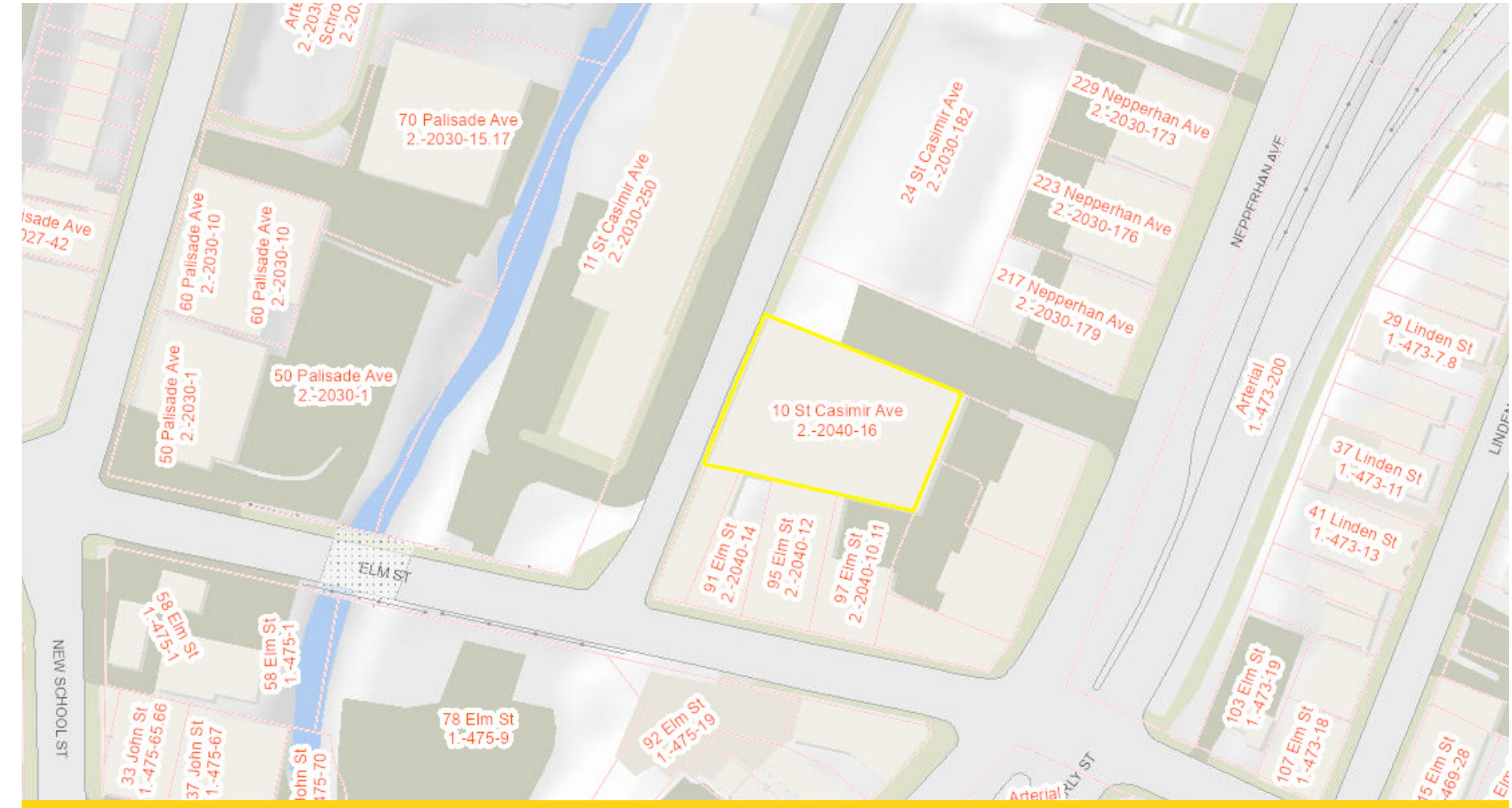
ADDRESSES: 10 St. Casimir Avenue, Yonkers, NY and 40 Columbus Place Yonkers, NY
SECTION: 2
BLOCK: 2040
LOT(S): 16
LOT SIZE: 117' X 160' | 0.36 acres

BUILDING INFORMATION

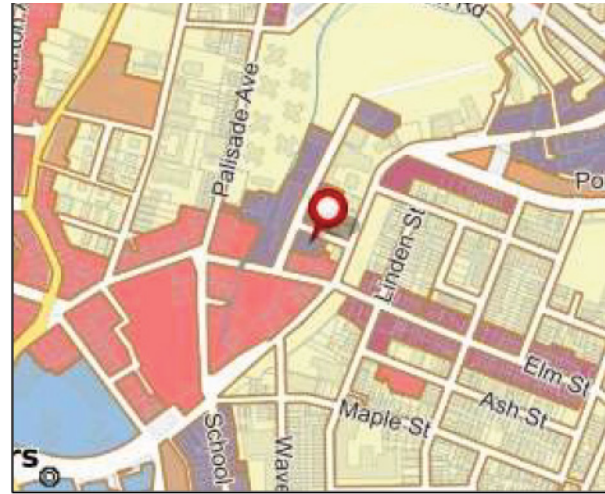
BUILT: 1927
STORIES: 10 St. Casimir Ave = 4
 40 Columbus Pl = 2
UNITS: 22
GROSS SQUARE FOOTAGE: 37,035 SF
ZONING: Industry,
 Residences Excluded
PROPERTY CLASS: Warehouse
CITY/VILLAGE/TOWN: Yonkers
MUNICIPALITY: City Of Yonkers
SCHOOL DISTRICT: Yonkers
NEIGHBORHOOD: Getty Square
REAL ESTATE TAXES (2023): \$57,511



TAX MAP



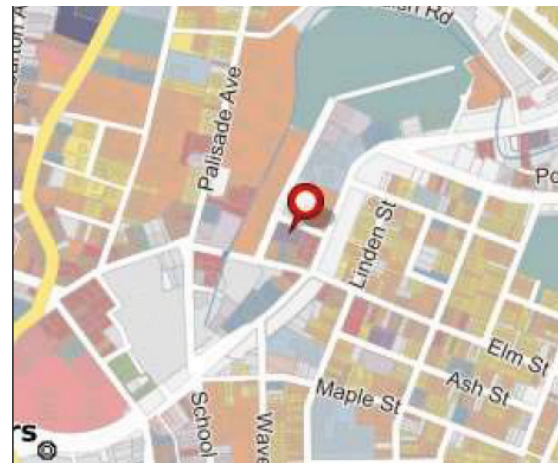
ZONING MAP



- Major zoning groups:
- Multi-family
 - Single family
 - Other residential
 - Commercial
 - Office
 - Industrial
 - Public facilities
 - Open space
 - Agricultural
 - Mixed use
 - Planned development
 - Specific plan
 - Other
 - Planned development - overlay
 - No zoning data available

Zoning: Industry, Residences Excluded (I)

LAND USE MAP



- Single family
- 2-4 family
- Condominium/Coop units
- Other residential
- Apartments/Multi-Family
- Commercial condos
- Office
- Retail
- Hotel/Motel/Other accommodation
- Restaurants
- Manufacturing/Storage facilities
- Other industrial
- Public services/Facilities
- Education
- Cemeteries and other religious
- Hospitals/Care facilities
- Other institutional
- Entertainment/Recreation
- Agricultural
- Parks
- Forest
- Mixed use
- Vacant land
- Other
- Unknown

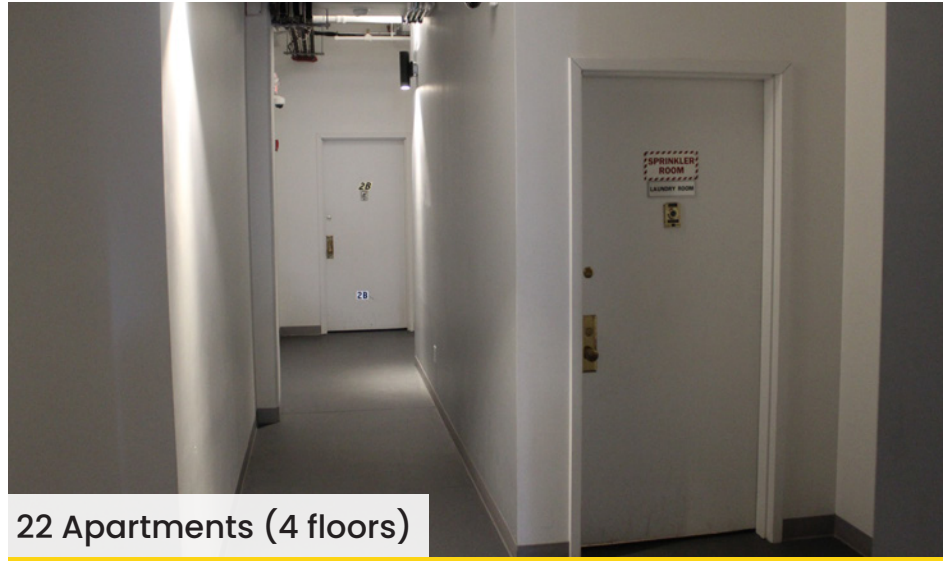
Land use: Warehouse

AREA MAP



SITE

IMAGES



22 Apartments (4 floors)



Multiple Offices



2 Elevators



In-Progress Construction

IMAGES



Columbus Ave Exterior



St. Casimir Ave Exterior



St. Casimir Ave Exterior

CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 10 St. Casimir Avenue, Yonkers, NY and 40 Columbus Place, Yonkers, NY (the "Property").

This brochure was prepared by RM Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner(s) and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner(s), RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner(s) has been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner(s) nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner(s) or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances.

Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s) nor RMF make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner(s), nor constitute an indication that there has been no change in the business or affairs of Owner(s) since the date of preparation of this brochure.

Once you have expressed an offer to acquire the property and have demonstrated certain bonafides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of this property. All zoning information must be independently verified.

10 ST. CASIMIR AVE YONKERS, NY

CONTACT EXCLUSIVE LISTING AGENT:



PAUL ENEA

P: 914.968.8500 ext. 365

penea@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

NEW YORK | CONNECTICUT | 914.968.8500 | RMFRIEDLAND.COM