

Building Better Communities With.....

 **Rand Commercial**



For more Information or to schedule a showing appointment please contact:

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Building Better Communities With.....



FOR SALE & LEASE

22 W. Lincoln Ave. Mount Vernon NY

BUILDING SALE PRICE \$2,500,000

5220 SF STAND ALONE BUILDING

1st Floor SF: 4,260 SF Retail/Warehouse

Total Available Leasable SF: 4,488 SF 1st floor & 2nd floor office

Potential subdivide between

Front retail (1723 SF) and back warehouse (2537 SF) 2nd floor office (228 SF)

Retail Lease: \$36 PSF NNN

Warehouse Lease: \$25 PSF NNN

Space: Former Security Company / Grocery

Use: Retail/Warehouse/Office

Parking: 8 Parking Spots

MLS: 909537

Great Opportunity! ± 5220 SF Industrial light distribution and retail location in a very busy section of Mt. Vernon. Neighborhood business with lots of foot traffic at 22 W Lincoln Ave. Mt. Vernon, NY, located near Fleetwood and Sunset Park.

This 4260 square foot contiguous retail and warehouse space + 2nd floor separate entrance office space offers a versatile and modern workspace, ideal for businesses seeking a strategic location with excellent amenities and accessibility.

Walk to 4 bus lines and 0.8 Miles to the Metro North Train station.

Warehouse includes 12' ceilings, a drive-in 10' roll top door, equipment cages and 3 Phase Electrical panels.

Full Security System, CCTV Monitoring

[CLICK HERE : 22 W. Lincoln Photography Website](#)

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WAREHOUSE SCAN (2537 SF)



Square Footage of Warehouse space

**Includes: 10' Roll-top drive in door/ Ceiling mount Heater/ Central Exhaust Vent
2 Locking Equipment Closets/ 2 Bathrooms/ Office and Conference Room/ Sink**

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RETAIL SCAN (1723 SF)

Square Footage of Warehouse space

Includes: Retail Desk / Customer Private Side Room/ Conference Room / Product Storage/ Private Offices / Access to Bathrooms

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