

MIXED- USE PROPERTY FOR SALE

914- 920 OLD NEPPERHAN AVE. YONKERS, NY



- 15,000+ DAILY TRAFFIC COUNT
- MIXED USE (GARAGE AND 2 RESIDENTIAL 2 BEDROOM APARTMENTS)
- 2 GARAGES CURRENTLY VACANT PERFECT FOR OWNER USER
- 2, 2 BEDROOM APARTMENTS WITH LONG STANDING TENANTS
- TOTAL SIZE 5,500 SF
- LOT SIZE 8,276 SF
- PARKING SPOTS 10
- BUILT IN 1985
- ZONING I- INDUSTRIAL

ATTENTION INVESTORS AND/OR OWNER USERS! THIS MIXED-USE PROPERTY IN THE CENTER OF YONKERS HISTORIC INDUSTRIAL CORRIDOR IS SET UP AS A VACANT AUTO-BODY SHOP WITH 2, 2 BEDROOM APARTMENTS CURRENTLY OCCUPIED AND PRODUCING RENTAL INCOME. THIS TWO BUILDING PROPERTY IS ZONED "I" (INDUSTRIAL) AND CONSISTS OF A TOTAL OF 5,500 SF COMBINED (3,500 SF AUTO-BODY REPAIR AND STORAGE, 2,000 RESIDENTIAL).

Keri Kenny

Coldwell Banker Realty

(203) 524-8120 | keri.kenny@cbrealty.com

10 McMahon Place Mahopac, NY 10541



COLDWELL BANKER REALTY

2025 ANNUAL INCOME

914 Auto : Vacant

Pro forma at \$3,500/mo

Garage 2 : Vacant

Pro forma at \$3,500/mo

Apartment 1: (2 bedroom/1 bath) \$2,000/mo

Pro forma at \$2,500/mo

(Month to month lease)

Apartment 2: (2 bedroom/1 bath) \$1,050/mo

Pro forma at \$2,500/mo

(Month to month lease)

Actual Monthly: \$3,050 (\$36,600 annually)

Proforma Monthly: \$12,000 (\$144,000 annually)

2025 ANNUAL EXPENSES

Taxes: \$20,334 (city \$16,522 + County \$3,812)

Insurance \$7,982

Heating (oil) \$5,451

Maintenance \$1,000

Water \$1,067

Electric (gas & conEd) \$1,765

Trash Removal (Dumpster) \$2,415

Total Expenses \$40,014

Proforma NOI: \$103,986 (6.5% CAP)

OTHER NOTES

- AUTO-BODY REPAIR/STORAGE SHOP IS 3,500SF
- RESIDENTIAL APARTMENTS ARE 2,000 SF COMBINED
- TENANTS ARE ON MONTH TO MONTH LEASES
- TENANTS PAY ELECTRIC AND GAS (COOKING)
- OWNERS PAY OIL (HEAT) AND WATER
- TOWN WATER/SEWER
- MISSING C/O FOR EXISITING CAR SPRAY BOOTH EXTENSTION
- 4 TOTAL ELECTRIC PANELS

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AUTO-BODY REPAIR SHOP



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2 BEDROOM RESIDENTIAL APARTMENTS



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DEMOGRAPHICS & MAPS

Value

\$593,100

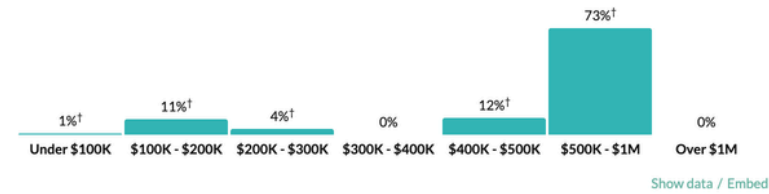
Median value of owner-occupied housing units

about 20 percent higher than the amount in Yonkers: \$501,600

about 90 percent of the amount in Westchester County: \$663,200

about 1.4 times the amount in New York: \$423,800

Value of owner-occupied housing units



Units & Occupancy

367

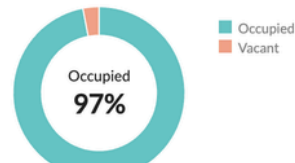
Number of housing units

Yonkers: 85,006

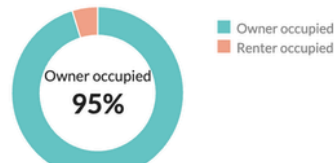
Westchester County: 394,358

New York: 8,585,241

Occupied vs. Vacant



Ownership of occupied units



Income

\$59,018

Per capita income

about 1.3 times the amount in Yonkers: \$44,122

about 80 percent of the amount in Westchester County: \$72,705

about 20 percent higher than the amount in New York: \$50,712

\$148,214

Median household income

more than 1.5 times the amount in Yonkers: \$83,549

about 25 percent higher than the amount in Westchester County: \$118,976

more than 1.5 times the amount in

Household income



Age

53.1

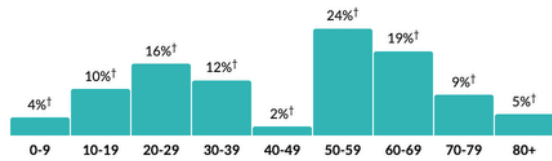
Median age

about 1.3 times the figure in Yonkers: 39.9

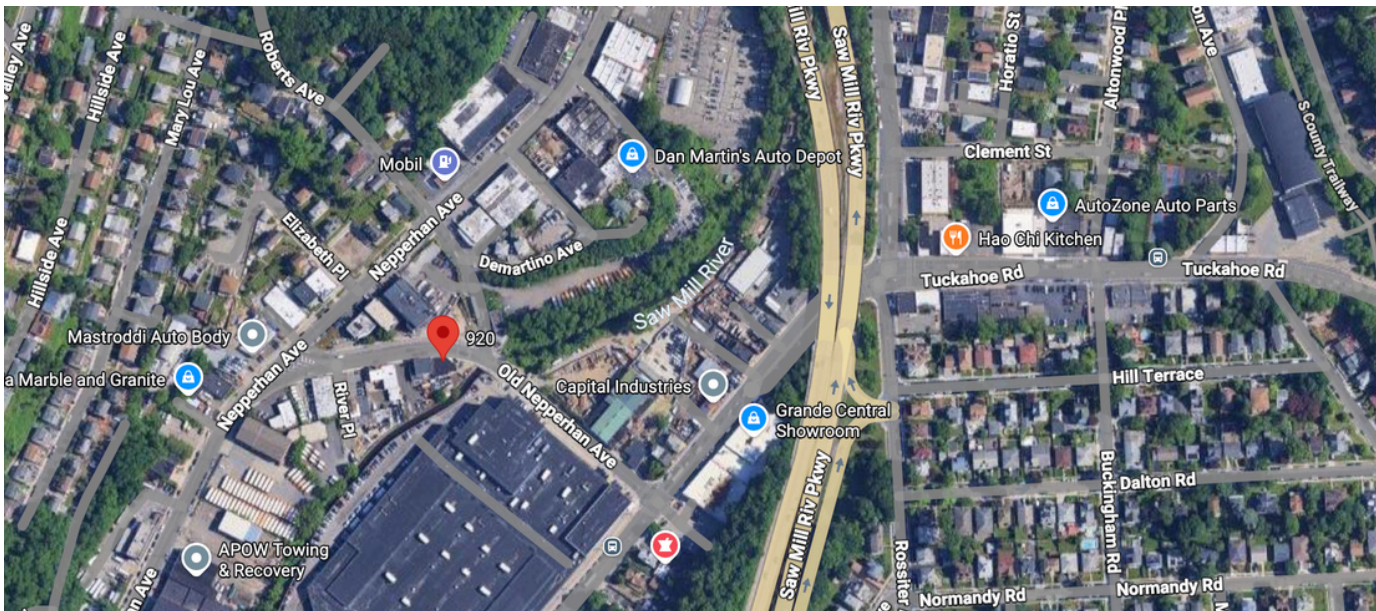
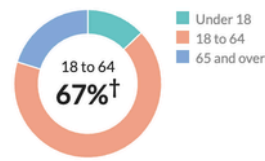
about 25 percent higher than the figure in Westchester County: 41.8

about 1.3 times the figure in New York: 39.8

Population by age range



Population by age category



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