

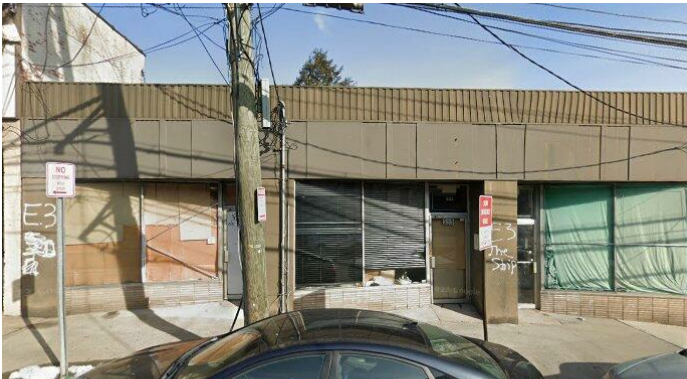
2 COMMERCIAL PROPERTIES FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY

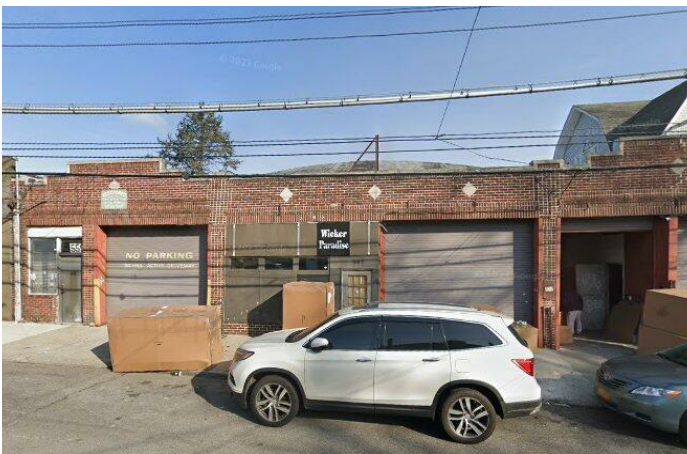
555-561 E 3RD STREET
MOUNT VERNON
NEW YORK 10553



OVERVIEW



Address	555 E 3rd St., Mount Venon NY 10553
Property Type	One Story Small Structure - Multi-Occupant
Units	1
Building SF	4,800 SF
Zoning	NB
RE Taxes	\$15,177.00

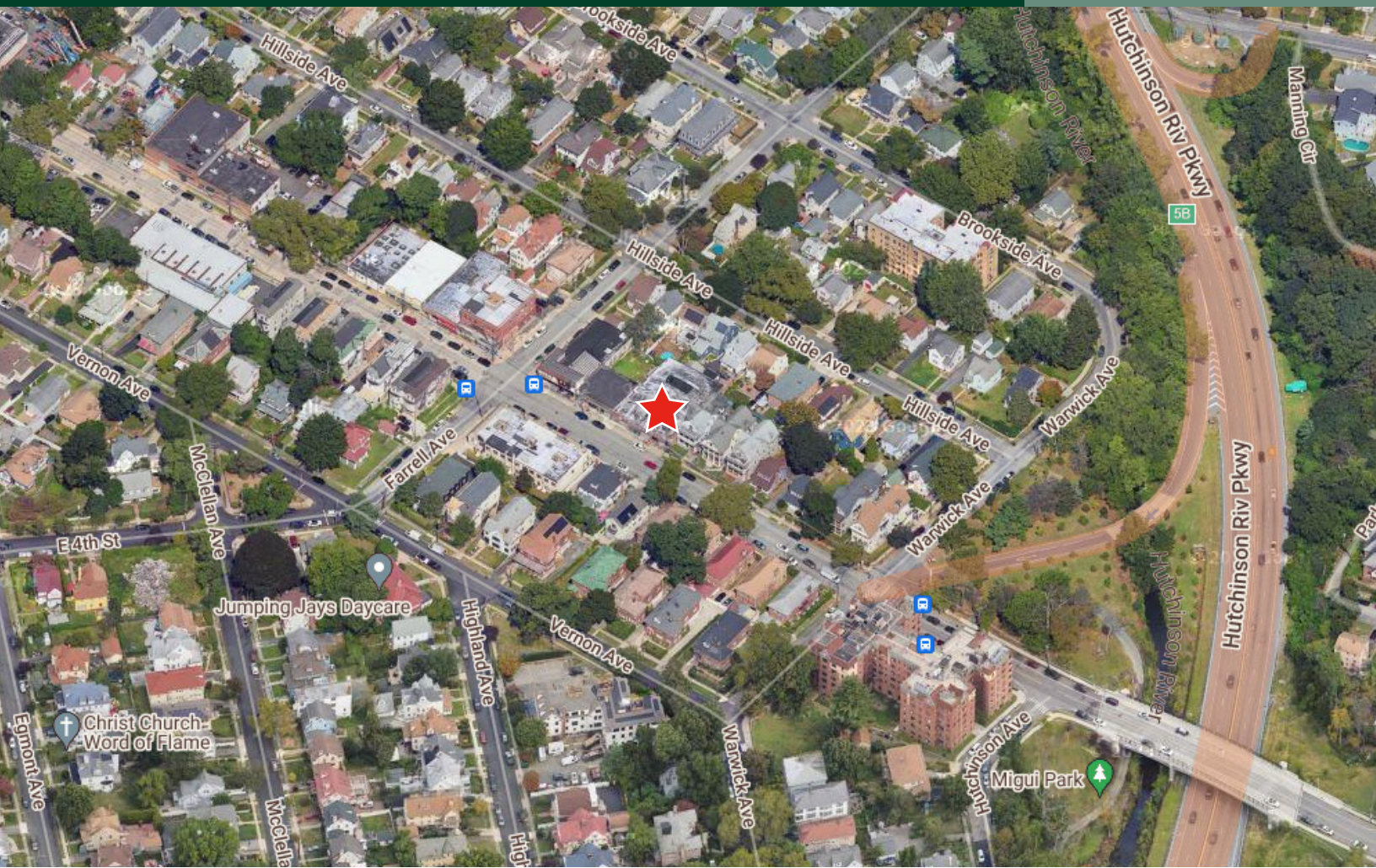


Address	561 E 3rd St., Mount Venon NY 10553
Property Type	Store
Units	1
Building SF	8,505 SF
Zoning	NB
RE Taxes	\$25,562.00

- Property has a full size drive down lower level with 10' ceilings being used by tenant on main floor
- Can be delivered vacant

ASKING PRICE: \$2,000,000 NEGOTIABLE

555-561 E 3RD STREET, MOUNT VERNON, NEW YORK 10553



DEMOGRAPHICS

Population

1 mile radius

36,450

Households

1 mile radius

13,847

Average Household Income

1 mile radius

\$167,148

COMMUTER RAIL

Pelham Station

2 min drive

11 min walk

Mount Vernon East Station

2 min drive

18 min walk

TRANSPORTATION

Hutchinson River Pkw North

6 min drive

2.4 mi

FOR MORE DETAILED INFORMATION,
PLEASE CONTACT:

JOHN JOSEPH & ASSOCIATES, INC.

JOHN JOSEPH RIVERA

BROKER

johnj2021@gmail.com

917-596-8460