

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

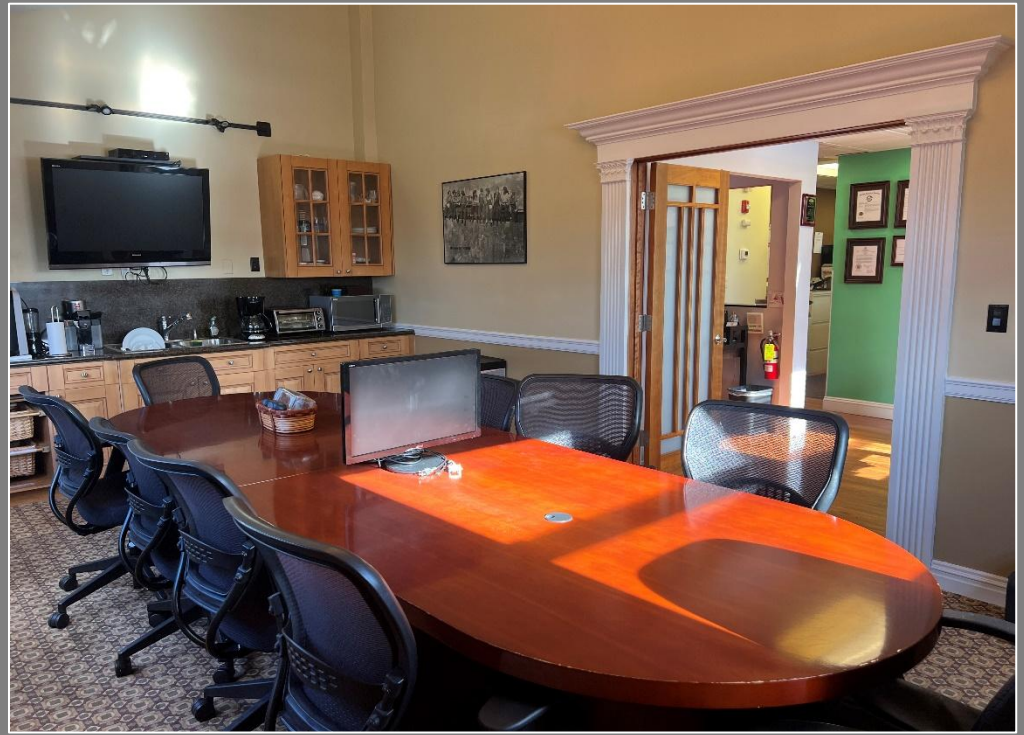
TOTAL BUILDING SF +/-	6,000 SF
1 ST Floor	2,200 SF (1 Tenant & 1 Vacancy)
2 nd Floor	2,200 SF (Owner Occupied – will be vacated)
Ground Floor	1,600 SF (1 Tenant & Owner Occupied – will be vacated)
TOTAL LAND SF +/-	9,100 SF
PARKING SPOTS +/-	15 striped spots (additional parking available)
STAND-ALONE	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” (Left unit – view from the front) \$2,500 per month / Lease Exp. 4/30/2025
Ground Floor	Tenant “B” – (Right unit – view from the rear) \$1,854 per month / Lease Exp. 8/14/2025
TOTAL YEARLY INCOME +/-	\$52,248
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

REDUCED SALE PRICE:
\$1,499,000

Exclusively Marketed By:
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