



**EXCLUSIVE**  
**8 Unit Industrial Building with Offices in Very Good Condition.**

- ADDRESS:** 161 Saw Mill River Road, Yonkers, NY 10701  
SECTION 2 BLOCK 2183 LOT 58
- LOCATION:** The property is located **Behind the U Haul Building, which is on Saw Mill River Road.** Turn down the U Haul Driveway and Make a LEFT. The building is on the right-hand side near the end of that road.
- SIZE:** Building 15,470 SF  
Lot 27,036 SF
- DESCRIPTION:** The property has 8 separate spaces. It could be more. The building is in two sections. There is a 3-story section on the southside of the building. The HVAC tenant is on the lower level. The auto visual company is above them on the second floor. And there is a suite of 10 private offices on the third floor. **This section of the building has an elevator.** The rest of the building is first floor industrial warehouse space. Each space has a separate bathroom and heater. The tenants pay their own electric and gas. There are two storage containers in the parking lot which are both leased.
- PARKING:** There is +/-7,000 SF parking lot in front of the building and a +/-5,000 SF yard in the rear. Access to the rear yard is through an enclosed driveway at the north end of the property. There is additional parking in front of the building.
- Zoning:** I District – Industrial
- REAL ESTATE TAXES:** 2025/26-\$24,001  
**ASSESSMENT:** \$20,000
- LISTING PRICE:** **\$3,545,000**
- CONTACT:** Raymond Inelle (914)-522-8989  
raymondi@hom-realestate.com  
Gerry Houlihan (914)-961-4840  
Gerryh@hom-realestate.com

NO INSPECTION WITHOUT APPOINTMENT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice

**161 Saw Mill River Road  
Projected Incomes and Expense Report:**

Projected Rental Income:	Month	Annual
Gross Income	\$31,725	\$380,700
<b>ESTIMATED EXPENSES:</b>		
Real Estate Taxes		\$24,001
Professional Fees		\$4,000
Insurance - Landlord's insurance		\$23,205
Wages and Salaries		\$0
Utilites: Landlord		\$5,000
Water		\$6,000
Landscapping & Snow Removal		\$0
Parking Rent ***		\$14,400
Repairs/Maintenance		\$10,000
Total Expenses:		\$86,606
<b>Net Operating Income</b>		<b>\$294,094</b>

	TENANT NAME	Current Rents	Estimated Size of Space	Rent/SF	End of Term
1	Elite: Warehouse space & Office	\$5,500	1,840	\$36	Jan-26
2	Metro Glass	\$6,825	3,590	\$23	1-May-27
3	Owner Construction: Shop & Office *	\$6,000	1,460	\$49	None
4	Owner Enclosed Driveway and Yard **	\$6,000	525	\$137	None
5	Basement - Rich Air HVAC	\$3,500	2,620	\$16	Month to Month
6	1st Floor - JCK USA	\$3,000	2,690	\$13	Month to Month
7	2nd Floor Offices	\$0	2,690	\$0	
	Lobby-Staircase-Elevator		360		
8	Truck 1	\$400	0	\$0	Month to Month
9	Truck 2	\$500	0	\$0	Month to Month
		\$31,725	15,775		

Elite and Metro use part of the 7,000 SF parking lot in the front of the building. Elite has a large office on the third floor, uses one of owner Containers, 4 spots in the front parking lot and 3 parking spaces in the Public Storage lot.

\*The owner has a large office on the third floor with a private bathroom and kitchenette.

He is using one storage container and three trucks/trailers in the main parking lot in the front.

\*\*The owner's enclosed driveway leads to a +/-5,000 SF yard behind the building.

\*\*\* The seller pay rent to OZ Moving Company and Public Storage company.

NO INSPECTION WITHOUT APPOINTMENT

All information furnished regarding property for sale, rental or financing is from sources deemed subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice

161 Saw Mill River Road, Yonkers

