

NOW PRICED TO SELL!!!!

**YONKERS INDUSTRIAL 14,000 SF HIGH CEILING
WAREHOUSE FOR SALE!**

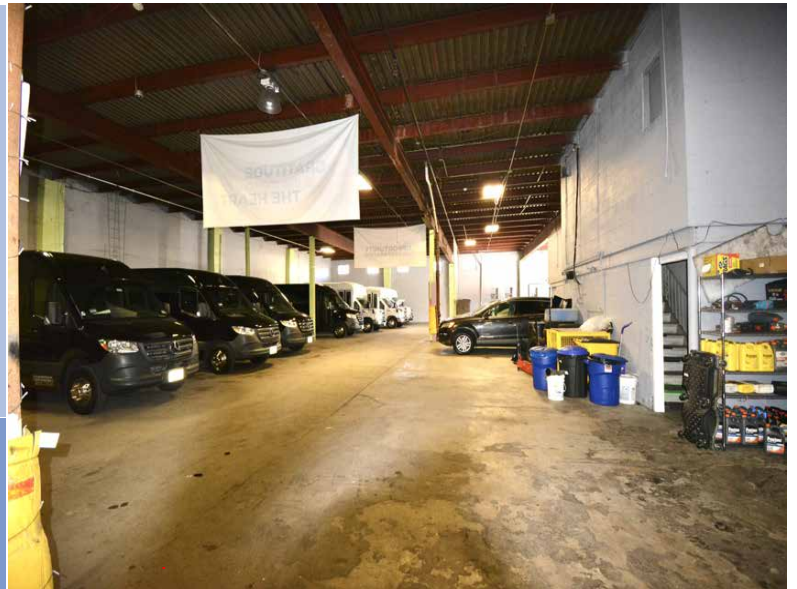
\$3,995,000.00

675-677 Nepperhan Ave, Yonkers NY



**Prime Yonkers Location 14,000 SF
Building
For Sale or Lease
Can add full 2nd floor Retail Showroom /
Office Reception / Waiting area 18' High
Ceilings
Two 16X14 drive in Bays 1,500 SF second
level storage**

**Located in Yonkers near 9A Saw Mill River
Road, just off Saw Mill Parkway, minutes to
Metro North Train, DMV and 20 Minutes to
Manhattan.**



For more information or to view this property call:

Bruce Wenig (914)902-3252 or Cell 914-844-2478

or email: Bwenig@Kw.com

KW REALTY GROUP
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No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

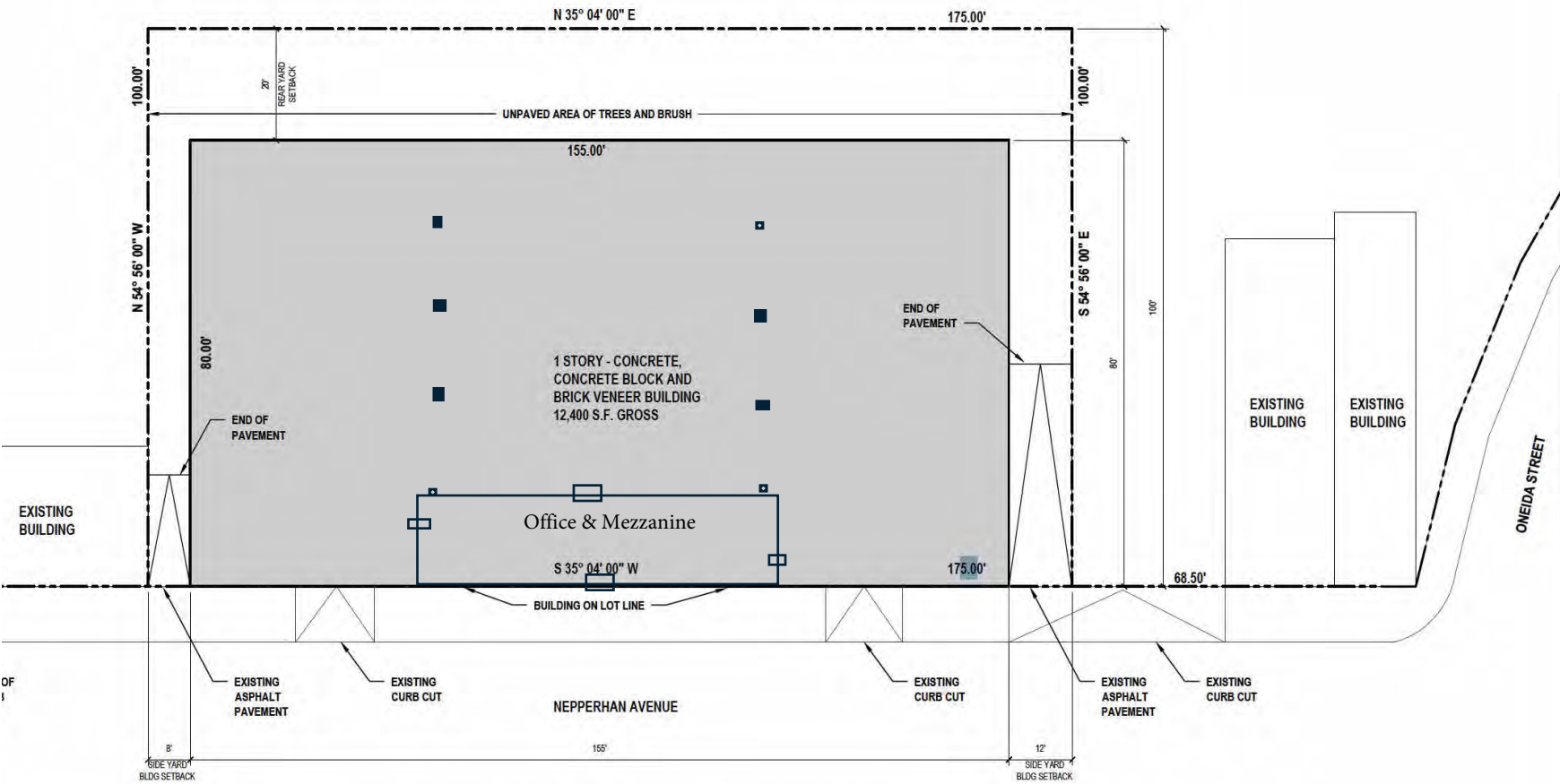


Office



Mezzanine





INFORMATION SHOWN ON PLAN IS BASED ON SURVEY OF 677 NEPPERHAN AVENUE AS SHOWN ON THE OFFICIAL CITY TAX MAPS AS TAX LOT 200 - BLOCK 2420 - SECTION 2 SITUATED IN THE CITY OF YONKERS, NY - MOST RECENT SURVEY - MARCH 24, 2017 PREPARED BY EDWARD G. MIHALCZO LIC. # 36181

Building	14,000 Square Feet
1st Floor	12,400 Square feet
2nd Floor	1,600 Square Feet
Warehouse Ceiling Height	18 Feet 8 Inches
Warehouse Height At Beams	15 Feet 5 Inches
2nd floor Ceiling Height	8 Feet 8 Inches
Land	17,500 Square Feet
Building Power	400 AMPS
Drive in Doors	14'5" Wide X 16'5" High

The information contained in this document has been obtained from outside sources and is believed to be accurate. Keller Williams Realty Group, makes no representations as to the correctness and accuracy of the information contained in this document.

Property Information

ASKING SALE PRICE: \$3,995,000.00

ASKING LEASE PRICE: \$17 NNN

BUILDING ADDRESS: 675-677 Nepperhan Ave, Yonkers NY 10703

SECTION/BLOCK/LOT: 2-2420-200

PROPERTY LEGAL ADDRESS: 677 Nepperhan Ave, Yonkers NY 10703

TYPE OF PROPERTY: Industrial Warehouse

LAND AREA: 17,320 Square Feet

BUILDING: +/- 14,000 Square Feet (Can build additional story)

STORIES: 1 Plus 1,600SF Mezzanine

BASEMENT: NA, Slab

ROAD FRONTAGE: +/-175 Feet of frontage on Nepperhan Avenue

LOCATION: Near 9A Saw Mill River Road, just off Saw Mill Parkway& I87 Thruway

PARKING: Side spots and Street parking

UTILITIES: Public utilities include electric, gas, town water and sewer

TAXES: \$40,000.00

"ZONING: "I"

"PROPERTY INFO: Great Warehouse 18' Ceiling .

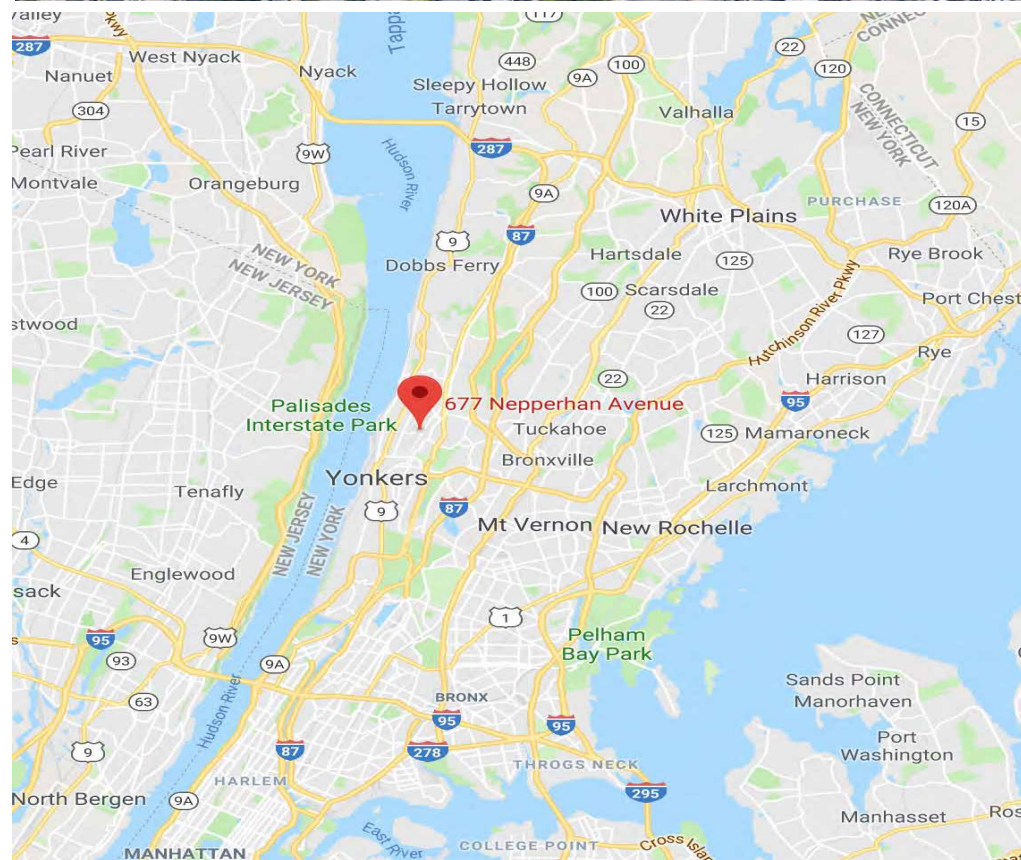
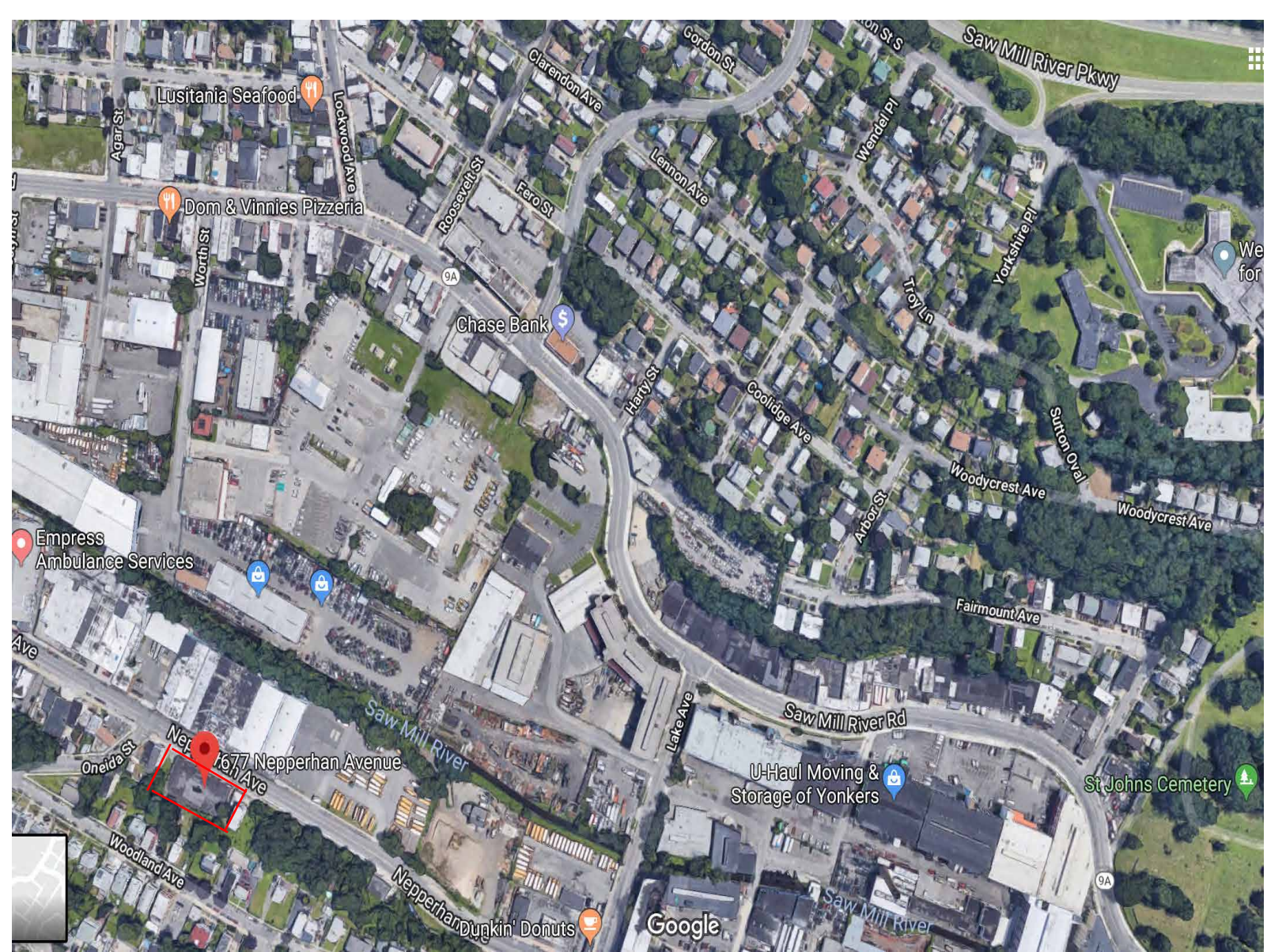
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Scarsdale, NY 10583**

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