



AUTO REPAIR BUILDING FOR LEASE

285 BOSTON POST ROAD, PORT CHESTER, NY 10573

Presented By:

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This Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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PROPERTY OVERVIEW

This 7,000SF existing auto repair building is in the heart of the retail corridor of Port Chester, NY. This .75 acre property is located just off of a signalized intersection of Boston Post Road and Pearl Street and is one of the first buildings you see coming into town! The accessibility to the property is great for the area.

The surrounding area is densely populated and boasts strong income demographics. The site is nearby many national retailers including Multiple Banks, Whole Foods, Kohl's, Target, DSW, Burlington, Shake Shack, McDonald's, Taco Bell, many more! Also, There are over 1,500 new residential units coming available (in all phases of construction) in Port Chester.

Please do not visit the property without making an appointment, there is still an active business on site!



DEAL POINTS

GREAT OPPORTUNITY IN PORT CHESTER!

ZONED: CD-4MU – GENERAL URBAN MIXED USE

7,000SF EXISTING AUTO REPAIR BUILDING WITH 7 BAYS

APPROXIMATELY 30 PARKING SPACES

TRAFFIC COUNTS: 25,326 VPD

OFFERING SPECIFICATIONS

ASKING RENT	PLEASE CALL
SQUARE FOOTAGE	7,000
LAND SIZE	.75 AC
YEAR BUILT	1980

LOCATION AERIAL





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PLEASE CALL FOR MORE INFORMATION!