



AUTO REPAIR BUILDING FOR LEASE  
285 BOSTON POST ROAD, PORT CHESTER, NY 10573

Presented By:

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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  
.....

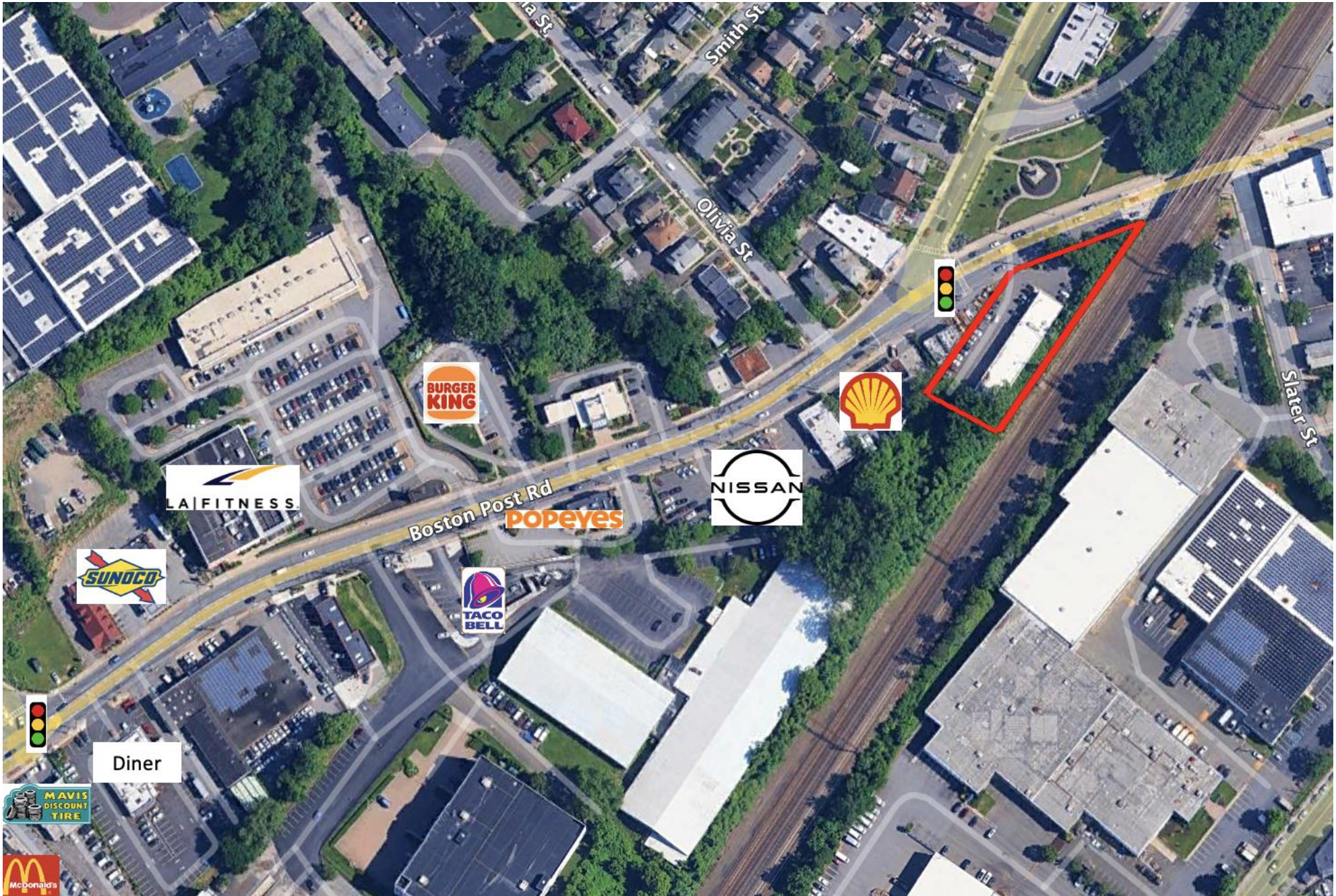
TRAFFIC COUNTS: 25,326 VPD  
.....

## OFFERING SPECIFICATIONS

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



# LOCATION AERIAL







392 Main Street | Wyckoff, NJ | 07481

PLEASE CALL FOR MORE INFORMATION!

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