

FOR SALE

1 ELM STREET | TUCKAHOE, NY

PARKWAY PLAZA MEDICAL CENTER



OWNER'S
EXCLUSIVE
AGENT:

JONATHAN GORDON, MSRE, CCIM
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Admiral Real Estate Services Corp.
62 Pondfield Road, 2nd Floor
Bronxville, NY 10708

ADMIRAL 
REAL ESTATE SERVICES



GREAT FOR USER OR VALUE-ADD INVESTOR

18,175 RSF Medical & Office Condominium w/ Multiple Units

Near-term Upside | Conversion Potential | Below Replacement Value

- 1 mile to NY-Presbyterian Lawrence Hospital
- Near White Plains Hospital & St. Johns Hospital
- Excellent location right off Bronx River Parkway
- Convenient on-site parking
- ADA ramp & bathrooms in building
- Walking distance to all downtown amenities & Tuckahoe Metro-North

LOCATION:	On the west side of Elm St, between Yonkers Ave & the Bronx River Pkwy access road
S/B/L:	32 / 3 / 2.1 –A
Total Unit SF:	18,267 RSF +/-
Current # Units:	10 units
Current Sizes:	554 SF – 4,875 SF
Stories:	Ground, 1 st & 2 nd Floors
	The building has 3 add'l stories containing residential condominium apartments



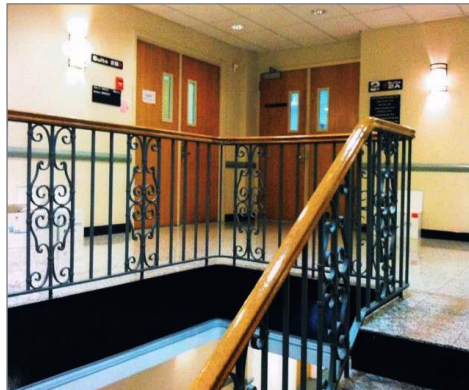
PHOTOGRAPHS



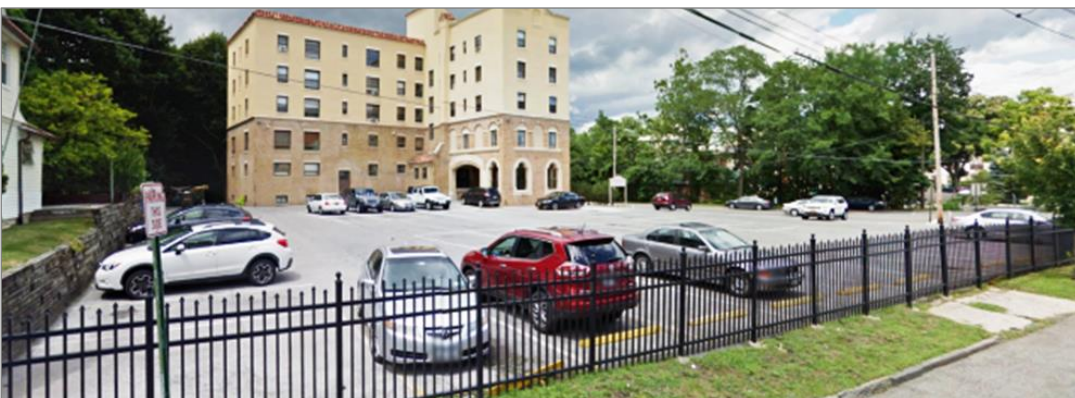
Drop Off Right in Front of Entrance



ADA Ramp

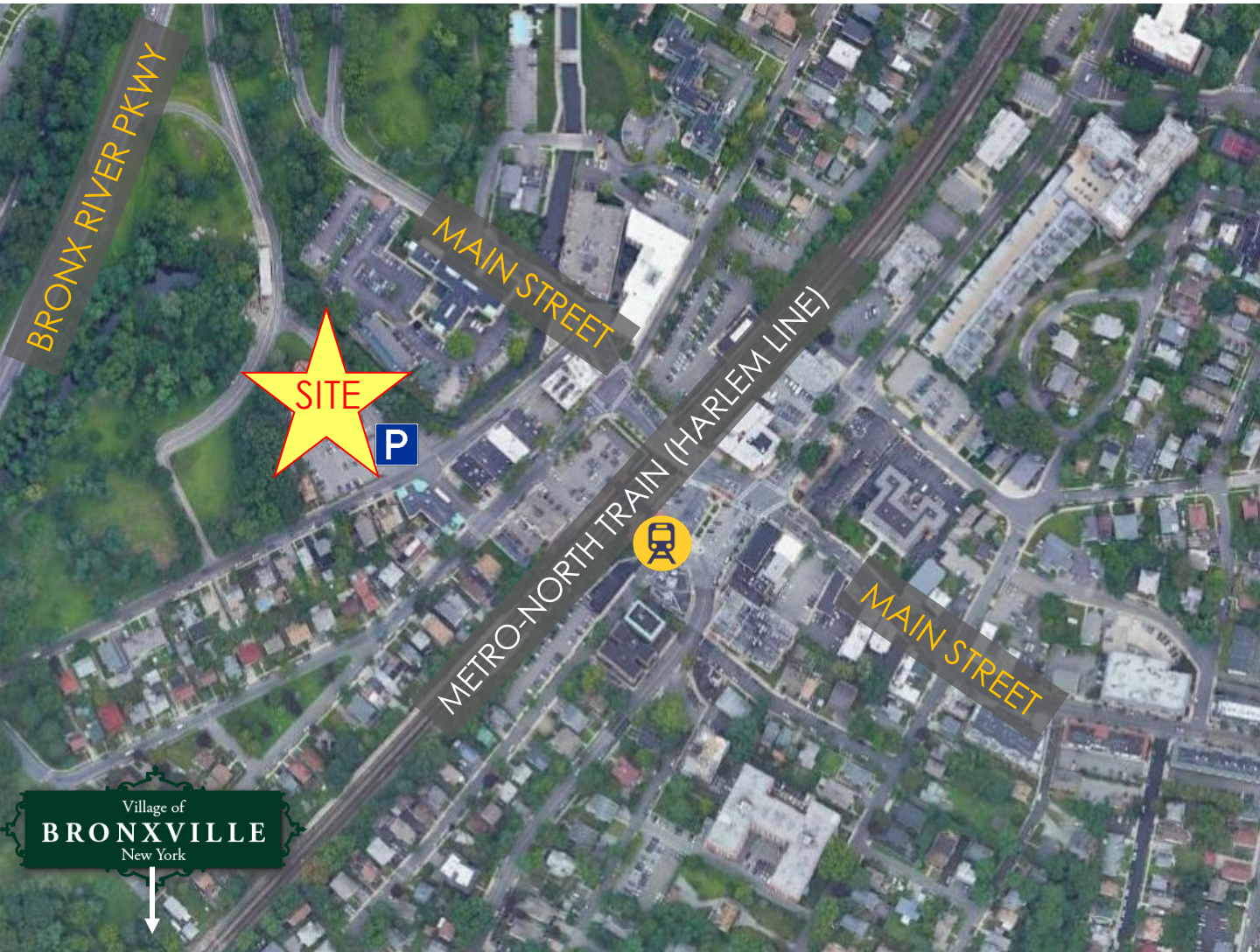


Stairs & Elevator



Convenient On-Site Parking Lot

DOWNTOWN
TUCKAHOE



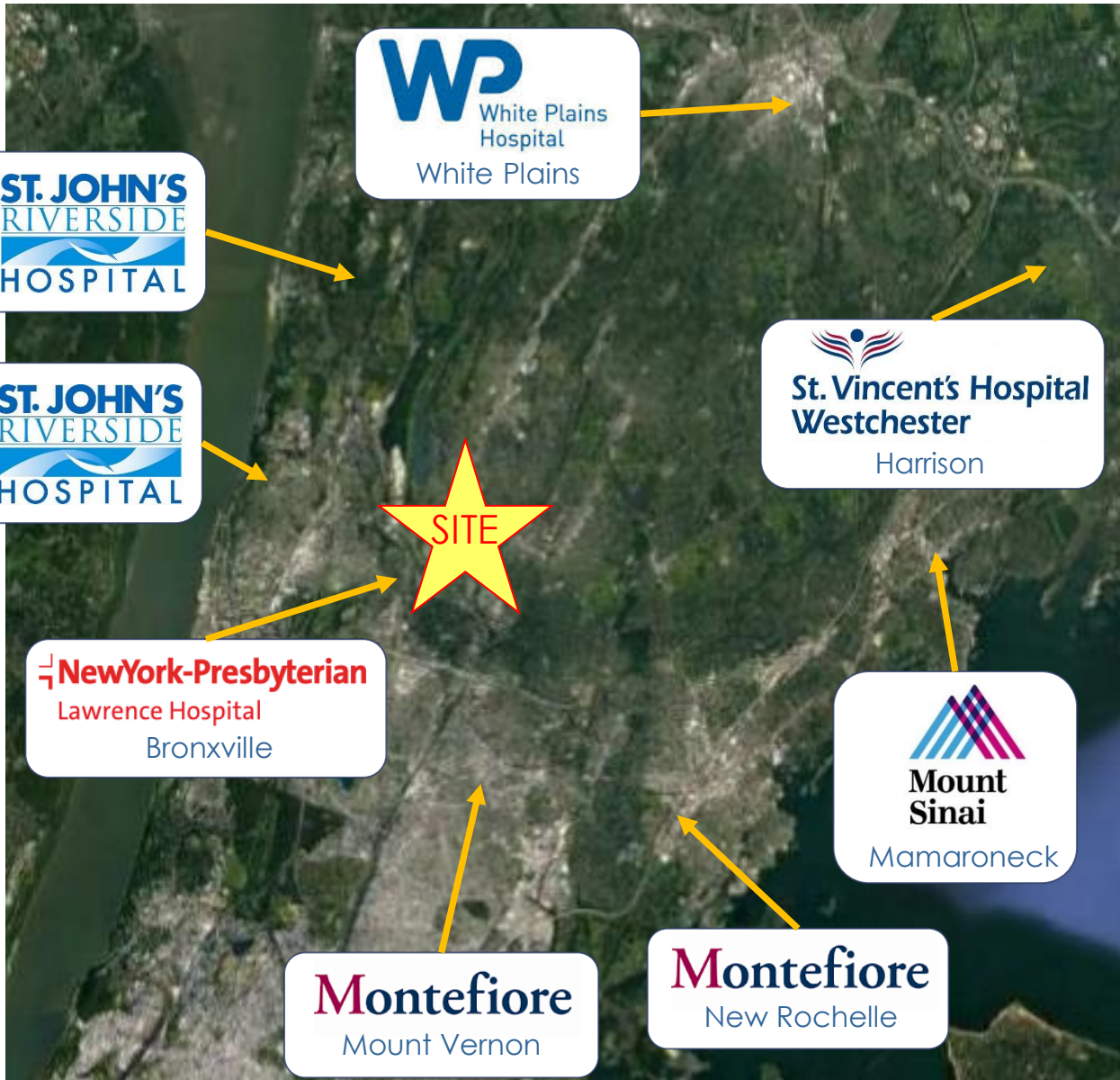
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BROKERS
PROTECTED

AREA HOSPITAL PROXIMITY

- Bronxville 0.9 Mile
- Dobbs Ferry 6.9 Miles
- Harrison 8.6 Miles
- Mamaroneck 9.0 Miles
- Mount Vernon 3.6 Miles
- New Rochelle 6.1 Miles
- White Plains 7.1 Miles
- Yonkers 6.1 Miles



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BROKERS
PROTECTED

TAX PARCEL MAP | SBL 32./3/2.1-A



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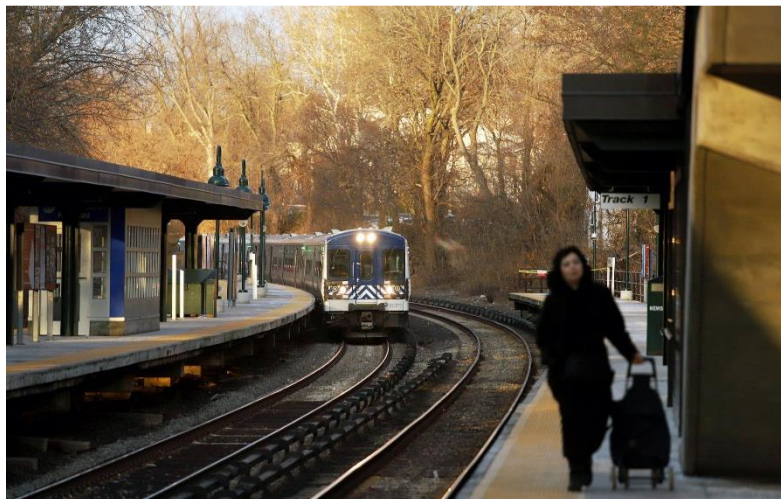
ABOUT TUCKAHOE

Tuckahoe is centrally located between Manhattan and White Plains and serves commuters with two train Stations, the Crestwood Station and the Tuckahoe Station, located at either ends of the Village.

Being less than one square mile in size gives residents the opportunity to walk to most of the businesses and excellent restaurants. Tuckahoe's award-winning Main Street Streetscape & Development has created a safe and inviting stroll down to the charming Village square.

Whether you are a new merchant, or a longtime resident, or just planning a visit to the community, the Village welcomes everyone to enjoy all of the wonderful amenities Tuckahoe has to offer. The Village has grown from a 1800s marble quarry mining town to a vibrant 21st century community serving the residents with two excellent School Districts, a Library, Community Center, and updated Parks for families to enjoy.

Adapted from tuckahoe.com



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The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither owner nor Admiral Real Estate Services Corp. shall have any legal commitment or obligation except as set forth in a fully executed purchase and sale agreement.