

331 Waverly Ave. Mamaroneck, NY 10543

Industrial property in M-1 Zone

ASKING \$1,825,000

Presenting a remarkable 10,125 square foot building with versatile ceiling heights ranging from 12 to 16 feet throughout the structure. This property features two convenient overhead drive-in doors, and there's even potential for a third if needed.

In 2022, the property had taxes totaling \$25,404, and it's zoned for M-1 manufacturing. This building spans from Waverly Avenue to Centre Avenue, offering an exceptional opportunity for development or immediate use in its current state. A conceptual mock-up photo above demonstrates the possibility of creating a 5,000 square foot parking lot, adding to its appeal.

This prime location provides easy access to major highways, including I-95 and 287, ensuring seamless connectivity for your business operations. Additionally, it's just a few steps away from the Metro North, making transportation exceptionally convenient.

The property is supplied with gas fuel, further enhancing its suitability for various industrial or commercial purposes. Don't miss out on this exceptional opportunity.



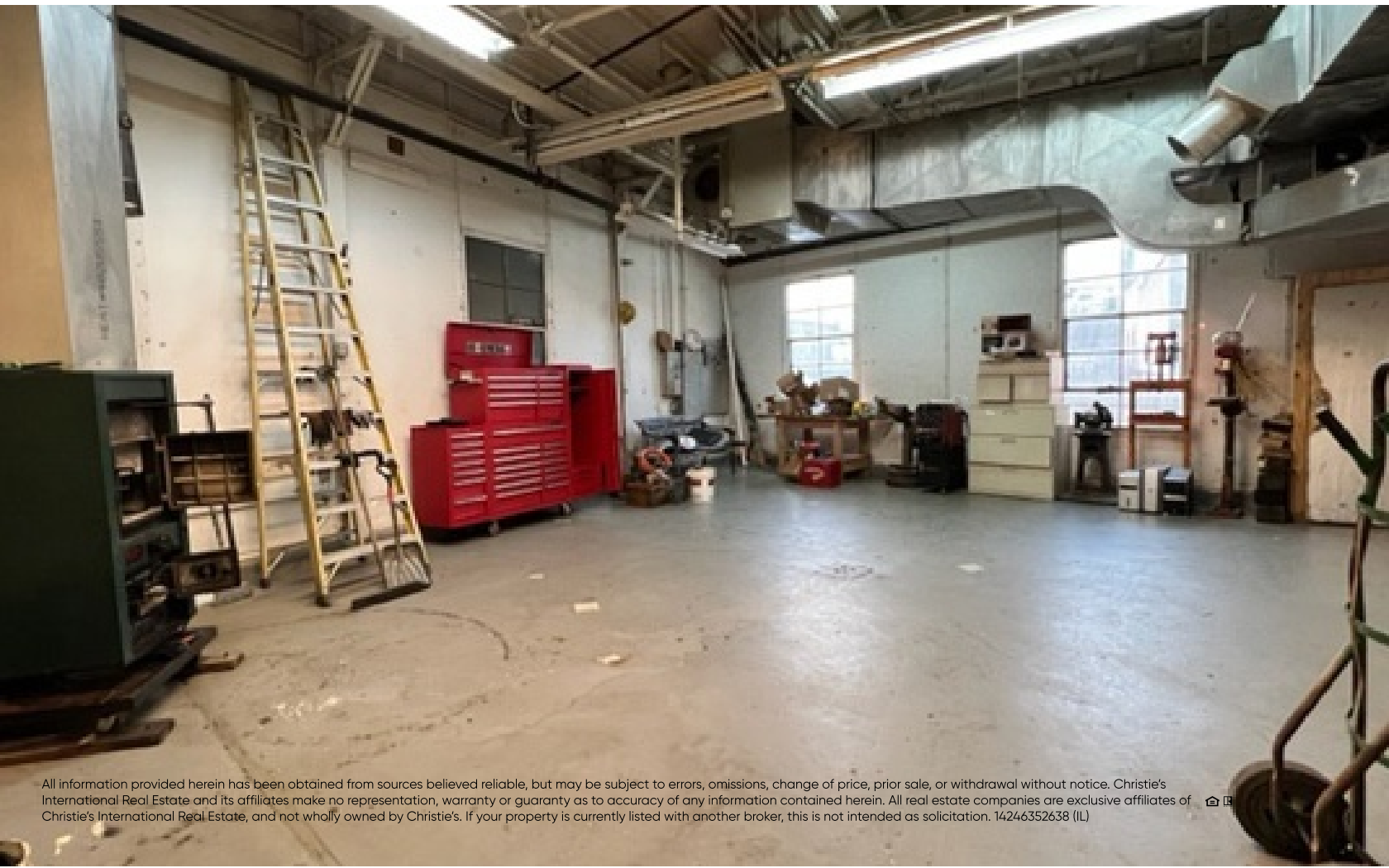
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