

## FULLY LEASED INVESTMENT / OWNER OCCUPIED PROPERTY FOR SALE

### 51 Smart Avenue Yonkers, NY



#### Property Highlights:

- Perfect Owner Occupied or Investment Opportunity!!!
- +/- 6,600 SF Fully Occupied Building
- Current NOI of +/- \$169,691 with all leases increasing by 4% annually  
Current Property Owner Occupies Majority of the Building and is under lease through 8/31/2027
- Incredible Stable Tenancy. Current Property Owner has been in business for +/- 30 Years with a thriving business
- Well Maintained Property
- On-Site Parking
- Conveniently Located Close to the NYS Thruway, Cross County Parkway, Hutchinson River Parkway, Sprain Brook Parkway, Bronx River Parkway, and Central Avenue
- Close to Shopping (Cross County Shopping Center, Ridge Hill), Dining and Banking

**For more information or to view this property, contact 914.422.0100**

**David Richman at x 13 or [David@Rakowgroup.com](mailto:David@Rakowgroup.com)**

**Angel Rosario at x 22 or [Angel@Rakowgroup.com](mailto:Angel@Rakowgroup.com)**

**10 New King Street, White Plains, NY 10604 | [RakowGroup.com](http://RakowGroup.com)**