



**HOULIHAN
& O'MALLEY**
REAL ESTATE SERVICES

**EXCLUSIVE
8 Unit Industrial Building with Offices in Very Good Condition.**

ADDRESS: 161 Saw Mill River Road, Yonkers, NY 10701
SECTION 2 BLOCK 2183 LOT 58

LOCATION: The property is located **Behind the U Haul Building, which is on Saw Mill River Road**. Turn down the U Haul Driveway and Make a LEFT. The building is on the right-hand side near the end of that road.

SIZE: Building 15,470 SF
Lot 27,036 SF

DESCRIPTION: The property has 8 separate spaces. It could be more. The building is in two sections. There is a 3-story section on the southside of the building. The HVAC tenant is on the lower level. The auto visual company is above them on the second floor. And there is a suite of 10 private offices on the third floor. **This section of the building has an elevator.** The rest of the building is first floor industrial warehouse space. Each space has a separate bathroom and heater. The tenants pay their own electric and gas. There are two storage containers in the parking lot which are both leased.

PARKING: There is +/-7,000 SF parking lot in front of the building and a +/-5,000 SF yard in the rear. Access to the rear yard is through an enclosed driveway at the north end of the property. There is additional parking in front of the building.

Zoning: I District – Industrial

REAL ESTATE TAXES: 2025/26-\$24,001
ASSESSMENT: \$20,000

LISTING PRICE: **\$3,595,000**

CONTACT: Raymond Inelle (914)-522-8989
raymondi@hom-realestate.com
Gerry Houlihan (914)-961-4840
Gerryh@hom-realestate.com

NO INSPECTION WITHOUT APPOINTMENT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice.

161 Saw Mill River Road
Projected Incomes and Expense Report:

Projected Rental Income:	Month	Annual
Gross Income	\$31,725	\$380,700
ESTIMATED EXPENSES:		
Real Estate Taxes		\$24,001
Professional Fees		\$4,000
Insurance - Landlord's insurance		\$23,205
Wages and Salaries		\$0
Utilities: Landlord		\$5,000
Water		\$6,000
Landscaping & Snow Removal		\$5,000
Repairs/Maintenance		\$10,000
Total Expenses:		\$77,206
Net Operating Income		\$303,494

	TENANT NAME	Current Rents	Estimated Size of Space	Rent/SF
1	Elite: Warehouse space & Office	\$5,500	2,100	\$31
2	Metro Glass	\$6,825	3,330	\$25
3	Owner Construction: Shop & Office *	\$6,000	1,460	\$49
4	Owner Enclosed Driveway and Yard **	\$6,000	525	\$137
5	Basement - HVAC	\$3,000	2,620	\$14
6	1st Floor - Audio	\$3,500	2,690	\$16
7	2nd Floor Offices	\$0	2,690	\$0
	Lobby-Staircase-Elevator		360	
8	Container 1	\$400	0	\$0
9	Container 2	\$500	0	\$0
		\$31,725	15,775	

Elite and Metro use part of the 7,000 SF parking lot in the front of the building. Elite has a large office on the third floor.

*The owner has a large office on the third floor with a private bathroom and kitchenette. He has one storage container and three trucks/trailers in the main parking lot in the front.

**The owner's enclosed driveway leads to a +/-5,000 SF yard behind the building.

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