

Introducing

156 Palisade Ave
Yonkers NY 10703



An opportunity for your financial future!



Monthly income from billboard





5,720 SQFT. \$1,800,000 OFFERED AT

Mixed Use Investment Property!

5 - Free Market Apartments: 4-3 beds. 1-2 bed

2 - Stores: Deli & Salon

2 - Car Garage

Billboard

Super busy location in downtown Yonkers!

Building was gut-rehabbed in 1990

Same deli owner for last 20 years

Walk to shopping and transportation

Low maintenance building

Flat Rubber Roof— 2 Years Old

Hot Water Tank— Gas Fired 2 Years Old

Vacant apartment will be in rentable condition prior to closing



HOULIHAN LAWRENCE
COMMERCIAL









INCOME & EXPENSES

| | | | | | Proforma | | |
|--------------|--------|-----|---------------------|-----------|------------|---------------------|------|
| 1A | 2 Bed | \$ | 2,000.00 | Section 8 | No Lease | \$ 2,000.00 | |
| 2A | 3 Bed | Vac | | | No Lease | \$ 2,500.00 | |
| 2B | 3 Bed | \$ | 1,800.00 | | No Lease | \$ 1,800.00 | |
| 3A | 3 Bed | Vac | | | No Lease | \$ 2,500.00 | |
| 3B | 3 Bed | \$ | 1,817.00 | | 2/28/2025 | \$ 1,817.00 | |
| | | | | | | | |
| Deli | 600 SF | \$ | 2,900.00 | | 6/30/2029 | \$ 2,900.00 | |
| Salon | 400 SF | \$ | 2,175.00 | | 12/31/2027 | \$ 2,175.00 | |
| | | | | | | | |
| Garage 1A | | \$ | 125.00 | | No Lease | \$ 250.00 | |
| Billboard | | \$ | 125.00 | | 10/31/2024 | \$ 125.00 | |
| | | | | | | | |
| | | | | | | \$ 16,067.00 | Mo |
| | | | | | | \$192,804.00 | Year |
| | | | | | | | |
| Insurance | | \$ | 7,657.00 | | | \$ 40,444.00 | EXP |
| Rep/Maint | | \$ | 1,824.00 | | | | |
| RE Tax | | \$ | 14,800.00 | | | \$152,360.00 | NOI |
| Util/Gas | | \$ | 13,361.00 | | | | |
| Water/ Sewer | | \$ | 2,802.00 | | | | |
| | | | | | | | |
| | | | \$ 40,444.00 | | | | |



Discover Yonkers



HOULIHAN LAWRENCE



CITY OF YONKERS

Yonkers offers a terrific lifestyle and boasts 38 unique neighborhoods offering an eclectic mix of housing styles, quiet, residential, tree-lined streets and vibrant city living.

Yonkers' proximity to New York City, along with reasonably-priced homes and low taxes (in fact, the lowest taxes in Westchester County), make it a most desirable community in which to live.

The greatest asset and crown jewel is the recently revitalized waterfront. Its expansive frontage along the Hudson River features a five-acre esplanade park and a 4.5 mile river walk with magnificent views of the Palisades and the

New York City skyline. The new urban village includes the historic Yonkers Pier, the refurbished Metro-North train station (built in the 1800's), Riverfront Library, Untermyer Park and Gardens, Philipsburgh Performing Arts Center, luxury rental apartments, condominiums, work/live lofts, and a variety of restaurants and businesses.

PARKS & RECREATION

From the waterfront esplanade to the golf courses and pools, to the more than 70 parks and historic sites, to the shopping and entertainment venues, there's always something to do in Yonkers. Other popular attractions include Murray's Skating Rink, The Hudson River Muse-

um, Andrus Planetarium, Philipse Manor Hall and LEGOLAND Discovery Center. Yonkers is also the home of Empire City Casino (formerly Yonkers Racetrack), a half-mile harness-racing track and a casino.

EDUCATION

Yonkers Public Schools' innovative magnet programs is at the forefront of a national trend in educational reform. Each of the 40 Yonkers Public Schools has a distinctive personality, an outstanding curriculum, and a focus on the highest of educational standards. Yonkers is notably the home of the prestigious Sarah Lawrence College.

199,968
POPULATION

16
MILES TO NYC

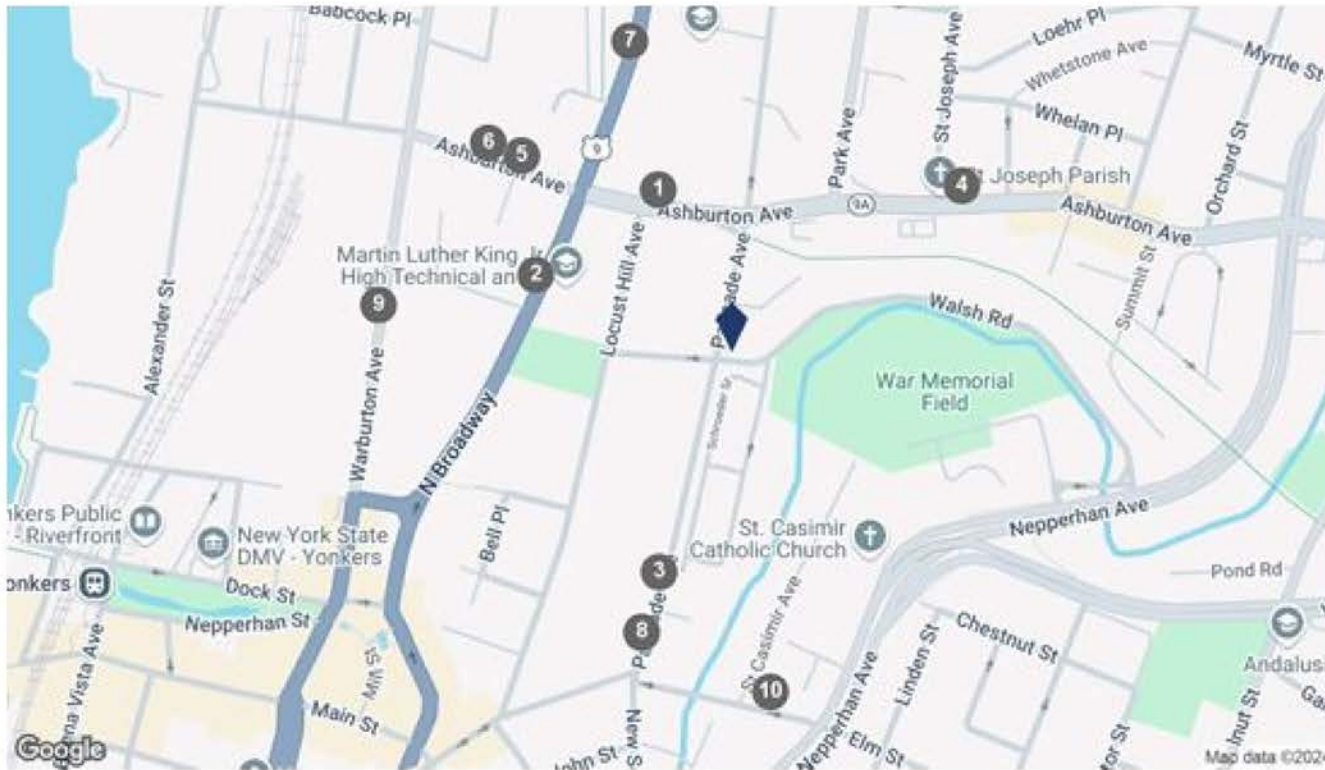
18.4
SQUARE MILES

4.5
MILES OF
WATERFRONT

70
PARKS &
ATTRACTIONS



TRAFFIC COUNTS

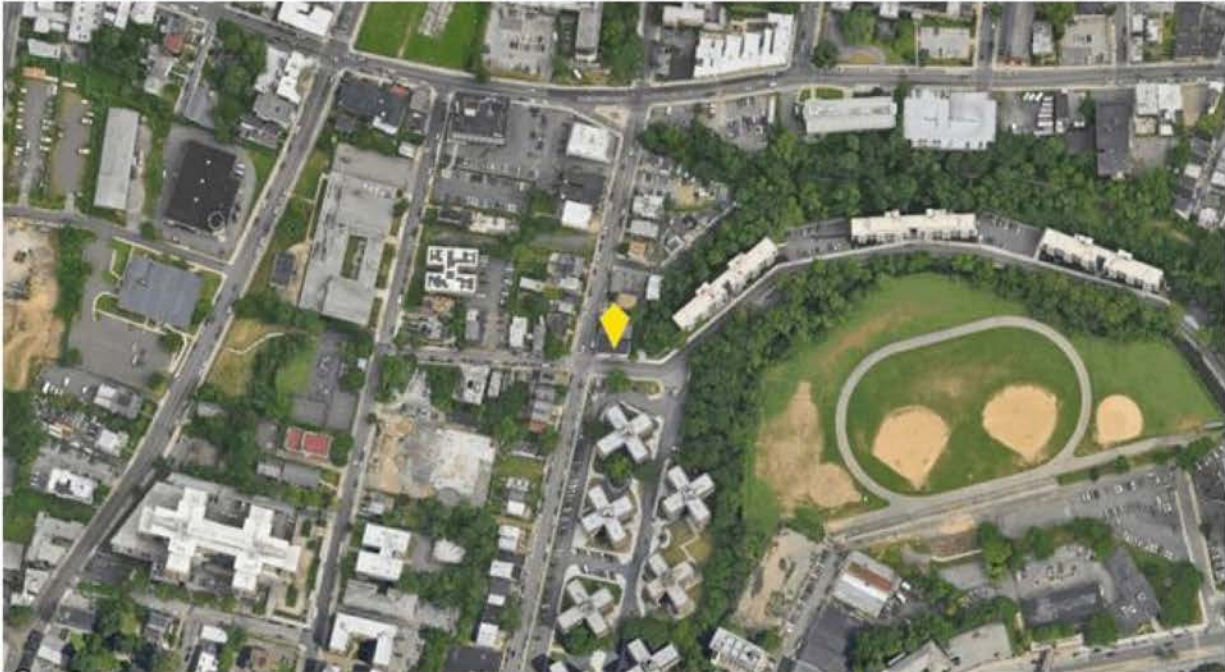
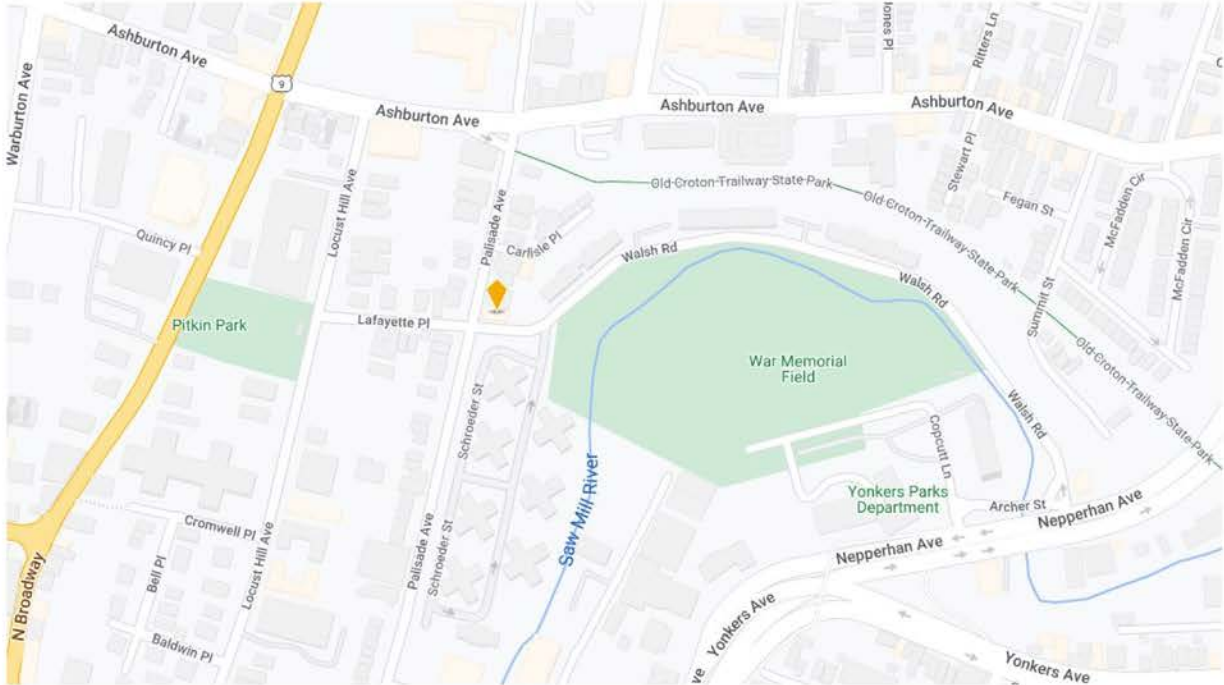


COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|--------------------|--------------------------|----------------|------------|-------------------|
| 1 Ashburton Ave | Locust Hill Ave - W | 7,910 | 2022 | 0.11 mi |
| 2 N Broadway | Quincy Pl - SW | 18,310 | 2022 | 0.14 mi |
| 3 Palisade Ave | Waring Row - S | 7,349 | 2022 | 0.18 mi |
| 4 Ashburton Ave | St Joseph Ave - W | 5,029 | 2022 | 0.19 mi |
| 5 Ashburton Avenue | Ashburton Pl - SE | 4,782 | 2018 | 0.19 mi |
| 6 Ashburton Ave | Ashburton Pl - SE | 7,171 | 2022 | 0.22 mi |
| 7 N Broadway | Irving Pl - SW | 8,081 | 2022 | 0.22 mi |
| 8 Palisade Avenue | Waring Row - S | 7,617 | 2018 | 0.22 mi |
| 9 Warburton Ave | Quincy Pl - N | 5,023 | 2022 | 0.25 mi |
| 10 Elm St | Saint Casimir Ave - W | 25,648 | 2022 | 0.26 mi |



MAPS





Jeffrey Landsman

Associate Real Estate Broker

M (917) 859-0331 O (914) 368-4500

JLandsman@HoulihanLawrence.com



HOULIHAN LAWRENCE
COMMERCIAL

156 Palisade Ave
Yonkers, NY 10703



LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.