

# YONKERS WAREHOUSE AND LOT FOR SALE

## 229 S. WAVERLY STREET • YONKERS, NY 10701

**SOUTH BRONX**  
Commercial Real Estate



### Details:

**Size:** 6,000 SF + 2,500 SF Lot

**Type:** Industrial

**Price:** \$1,799,999

**Zoning:** M

**Notes:** Ideal for contractor use,  
On dead end street

### Features:

- Ample power
- Beautiful second floor office space
- Large overhead door
- Second large overhead door to garage
- Located at top of hill
- Roof is 3 years old

### Contact Exclusive Agents

Elias Everett - 914.907.3858 - [elias@southbronxcommercial.com](mailto:elias@southbronxcommercial.com)

Augusto De la Cruz - 929.437.9958 - [august@southbronxcommercial.com](mailto:august@southbronxcommercial.com)

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## Bird's Eye View



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# 2 X Overhead Doors



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### Photos



Warehouse



Conference room



Door to garage



Kitchen

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### Photos



Office



Conference room



View from property



Private Office

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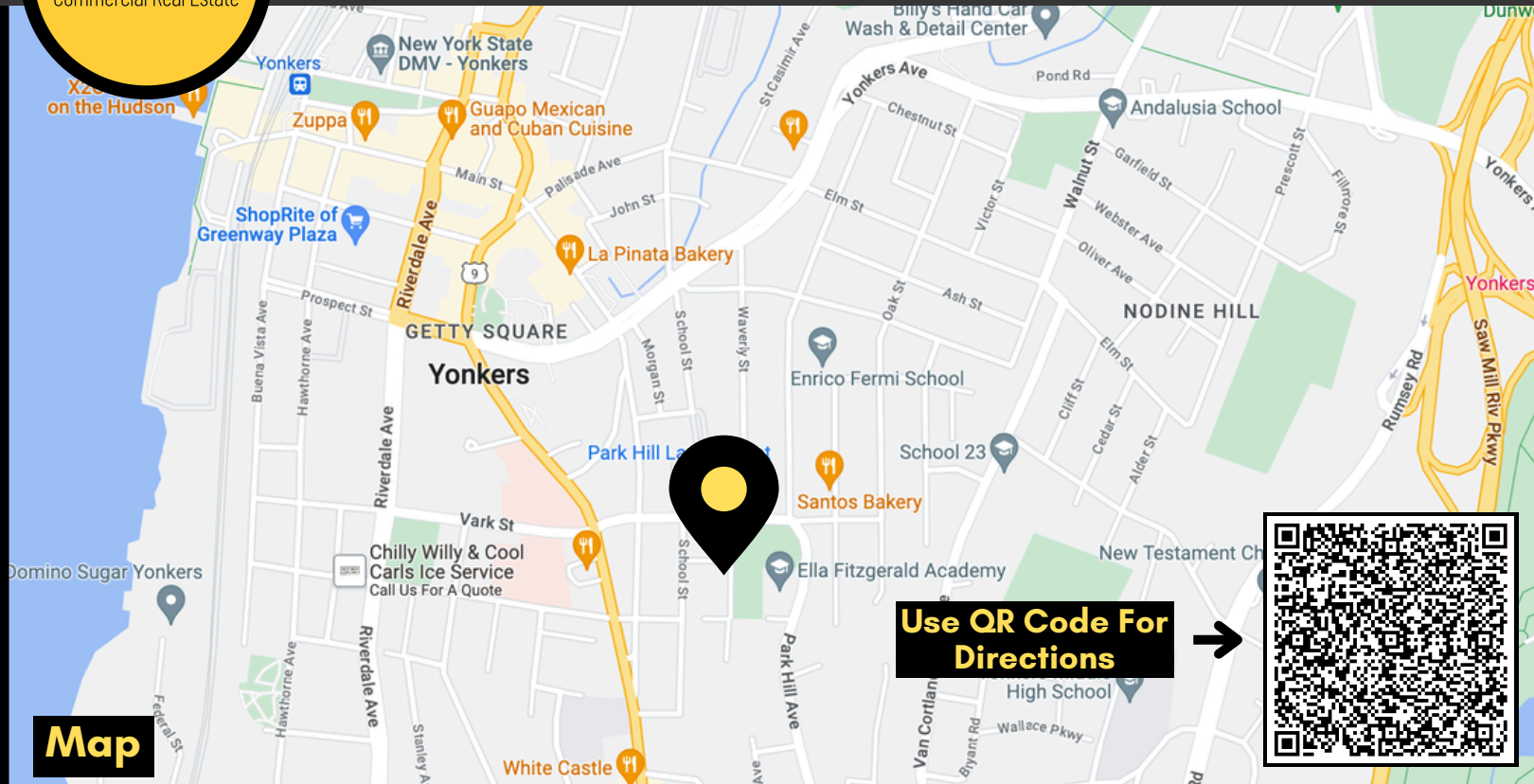
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### Offering Details

- Available Space:
  - Size: 6,000 SF
    - 2,500 SF Warehouse
    - 2,500 SF Office
    - 1,000 SF Garage
  - Additional 2,500 SF Lot
- Zoning: M
- Property Class: Warehouse
- Taxes: \$7,920
- Price: \$1,799,999

### Property Overview

- Electric HVAC in office
- Exhaust fan in warehouse
- Oversized overhead door and garage door
- Oil tank present
- Second floor office
- Full kitchen
- Conference room in office

### Location Details

- Close by South Broadway retail corridor (Rt. 9)
- Easy access to Saw Mill River Parkway and Cross County Parkway

### Commentary:

Industrial warehouse building in Yonkers featuring a ground-floor warehouse layout with second-floor office space, along with on-site parking ideal for loading, staging, and daily operations. The property is used as an HVAC business warehouse and is well-suited for contractors and service-based users. Conveniently located near Downtown Yonkers, it offers strong accessibility and a practical setup for a variety of industrial uses.

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