

10,000 SF Retail Plus Warehouse/Flex Space

**350 SOUTH BROADWAY
YONKERS, NY**

FOR LEASE: \$1,200|MONTH|MG



- 10,000 square feet for lease (1,000 SF Retail plus 9,000 SF Warehouse/Flex)
- 5,000 SF driveway with overhead door access to Warehouse/Flex space
- Rear Warehouse/Flex space has 13 Ft ceilings
- Signage opportunity on front of building
- Zoned for various uses: medical offices, retail, showroom, automotive, repairs, supplies & service, etc.
- Landlord will give build-out allowance for well qualified tenants

Exterior Photos

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KLEIN | LANZA TEAM

Market Knowledge | Experience | Reputation

GARRY KLEIN

Licensed Associate Real Estate Broker

M. 914.588.1585

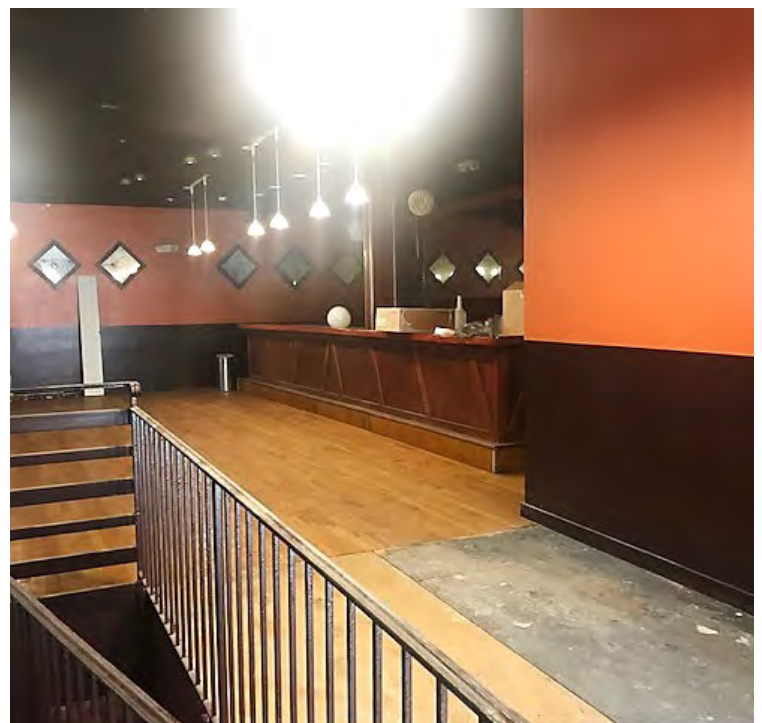
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Interior Photos

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City of Yonkers Zoning

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City of Yonkers I Zoning Schedule

Table 43-2

List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.

In the case of conflict or dispute, Table 43-1 shall control.)

BA District: general business and apartment houses, high-density [Amended 10-12-2004 by G.O. No. 6-2004]

Property Class: One Story Small Structure- Multi Occupant

Zoning: General Business and Apt. Housing (BA)

Principal Uses

Permitted uses:

Apartment houses
Single-family detached dwellings
Two-family detached dwellings
Municipal uses (City of Yonkers)
Banks and financial uses
Commercial recreation uses, indoor
Commercial schools
Eating and drinking establishments
Fast-food restaurants
Food and beverage stores
Funeral parlors or mortuaries
Health clubs and gymnasiums
Indoor markets
Medical and dental offices
Offices
Personal service establishments
Restaurants
Retail establishments
Theaters and movie theaters

Permitted uses: (with supplemental requirements):

Community residential facilities
Nursing homes
Planned apartment complexes
Planned cluster developments
Planned townhouse complexes
Row houses (single-family attached dwellings)
Senior citizen apartment houses
Offices of philanthropic institutions
Places of worship
Banquet and catering facilities
Building supply stores
Day-care centers
Drive-through banks
Drive-through restaurants
Dry-cleaning establishments
Hotels
Planned shopping centers
Automobile rental establishment
Automobile sales establishments
Automobile service stations
Automobile supply and service stores

Uses permitted subject to special use requirements:

Community residential facilities
Planned unit residential developments (PURDs)
Planned urban redevelopments
Supermarkets
Residential health-care facilities
Government uses (non-City of Yonkers)
Hospitals
Medical clinics
Philanthropic institutions providing social services
Private social and fraternal clubs and community centers
Utility substations
Veterinary offices or hospitals
Convenience stores in conjunction with automobile service stations

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

Family day-care
Fences and walls
Garage and yard sales
Group family day-care
Home occupations
Parish houses
Radio and TV antennas
Refuse collection, storage and recycling facilities
Signs
Storage sheds, greenhouses and children's playhouses
Swimming pools and bathhouses
Tennis courts and other sports courts
Amusement games and devices
Automatic teller machines
Awnings
Bars or lounge areas serving liquor and brew pubs
Christmas tree sales
Greenhouses
Live entertainment
Loading berths or spaces
Newspaper vending machines
Outdoor dining areas
Outdoor storage
Retail uses in conjunction with office
Soda or candy vending machines
Shared parking
Private garage
Private open-air parking
Semipublic open-air parking
Semipublic parking structure

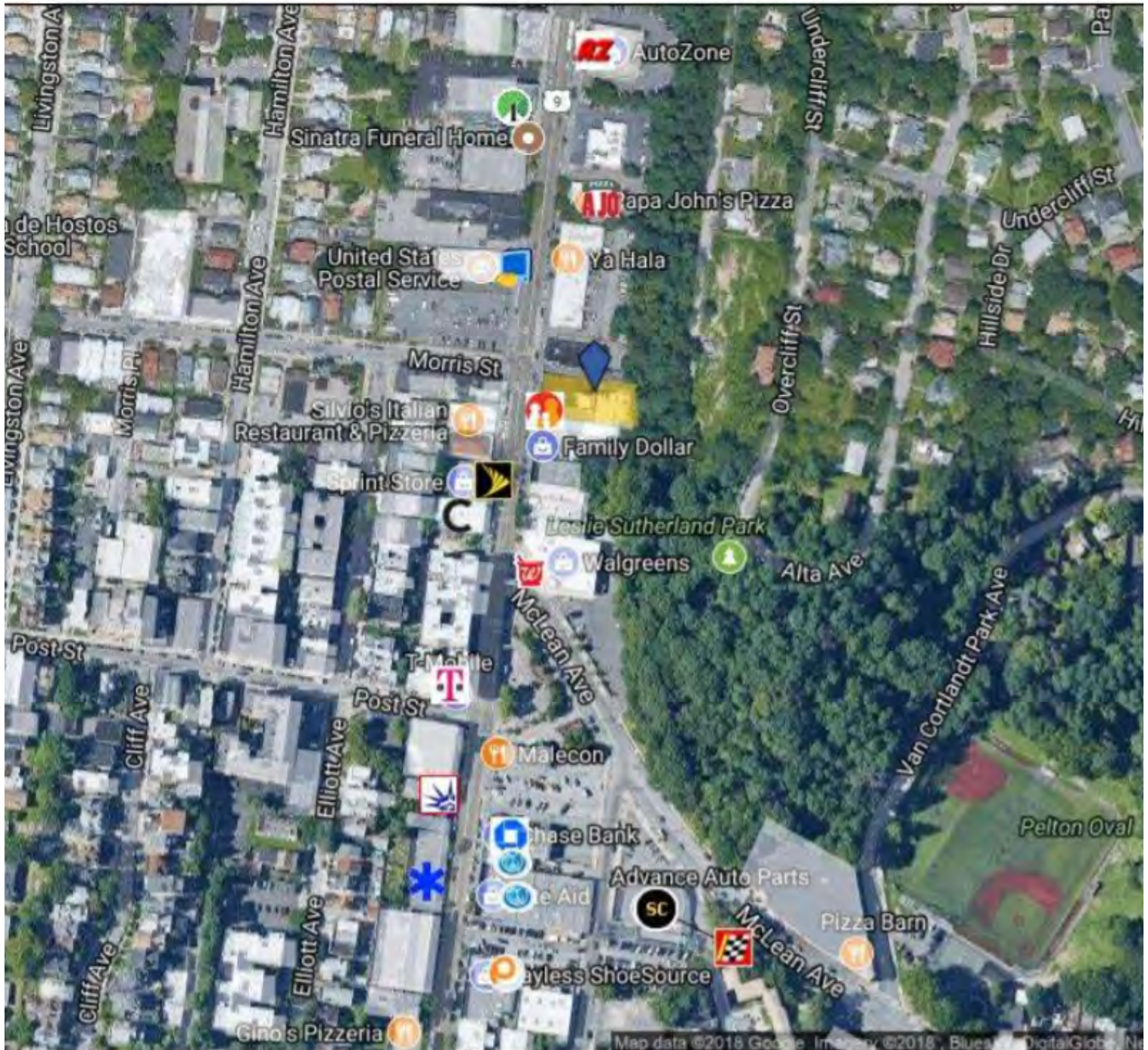
Uses permitted subject to special use requirements:

Satellite antennas

Neighborhood View

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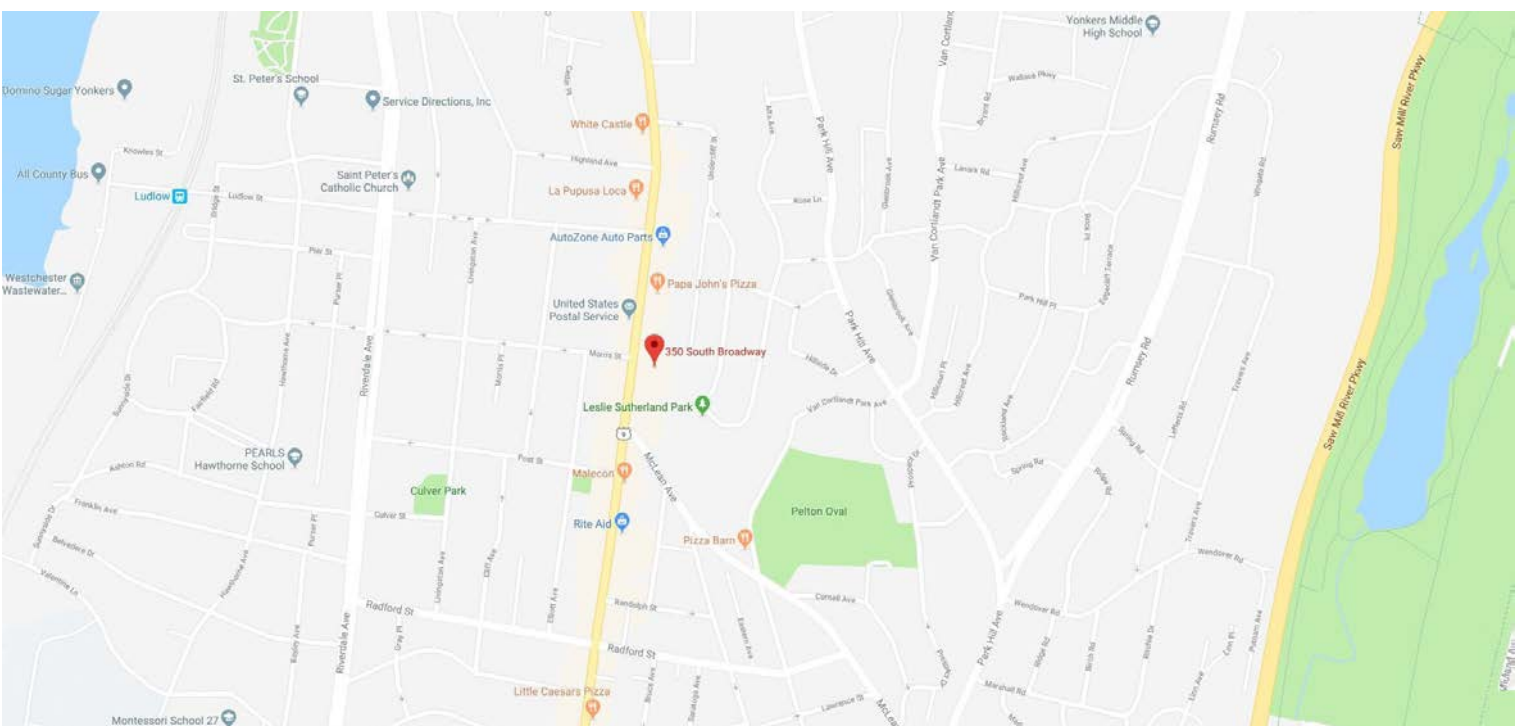
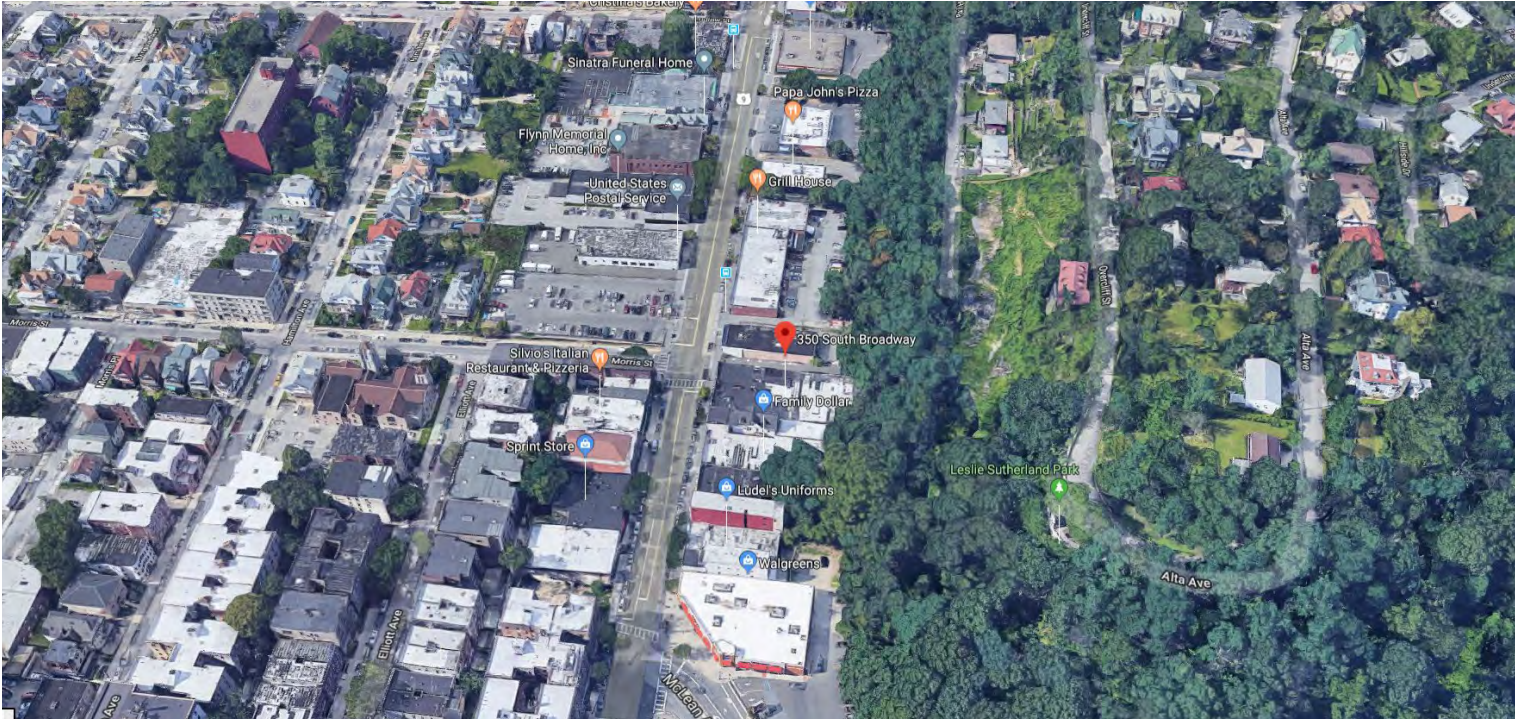
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Aerial View and Regional Map

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