

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O 914.798.4900

# 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



HOULIHAN LAWRENCE  
COMMERCIAL

## KLEIN | LANZA TEAM

Market Knowledge | Experience | Reputation

### GARRY KLEIN

Licensed Associate Real Estate Broker

M. 914.588.1585

GKlein@houlihanlawrence.com

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O 914.798.4900

## Exterior Photos

**350 SOUTH BROADWAY  
YONKERS, NY**

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

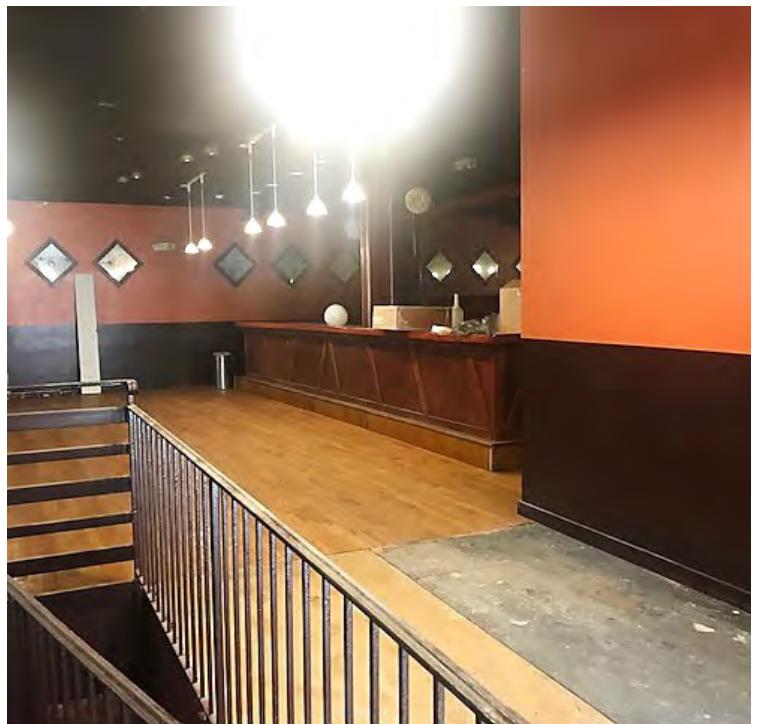


800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O 914.798.4900

## Interior Photos

**350 SOUTH BROADWAY  
YONKERS, NY**

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





HOULIHAN LAWRENCE  
COMMERCIAL

## KLEIN | LANZA TEAM

Market Knowledge | Experience | Reputation

### GARRY KLEIN

Licensed Associate Real Estate Broker  
M. 914.588.1585  
GKlein@houlihanlawrence.com

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O 914.798.4900

# City of Yonkers Zoning

350 SOUTH BROADWAY  
YONKERS, NY

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

### 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 gyms  
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



HOULIHAN LAWRENCE  
COMMERCIAL

## KLEIN | LANZA TEAM

Market Knowledge | Experience | Reputation

### GARRY KLEIN

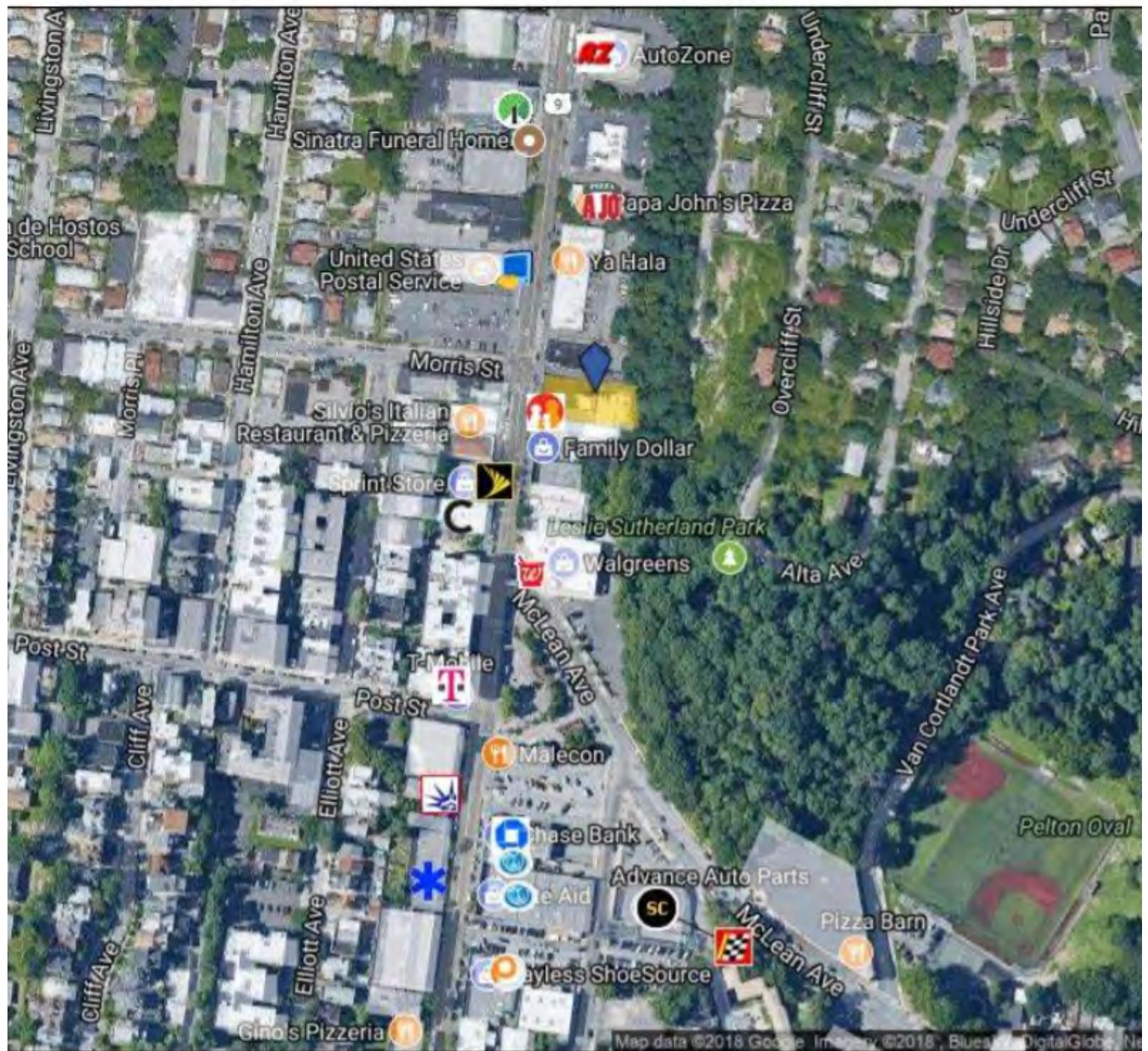
Licensed Associate Real Estate Broker  
M. 914.588.1585  
GKlein@houlihanlawrence.com

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O 914.798.4900

## Neighborhood View

**350 SOUTH BROADWAY  
YONKERS, NY**

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





HOULIHAN LAWRENCE  
COMMERCIAL

## KLEIN | LANZA TEAM

Market Knowledge | Experience | Reputation

### GARRY KLEIN

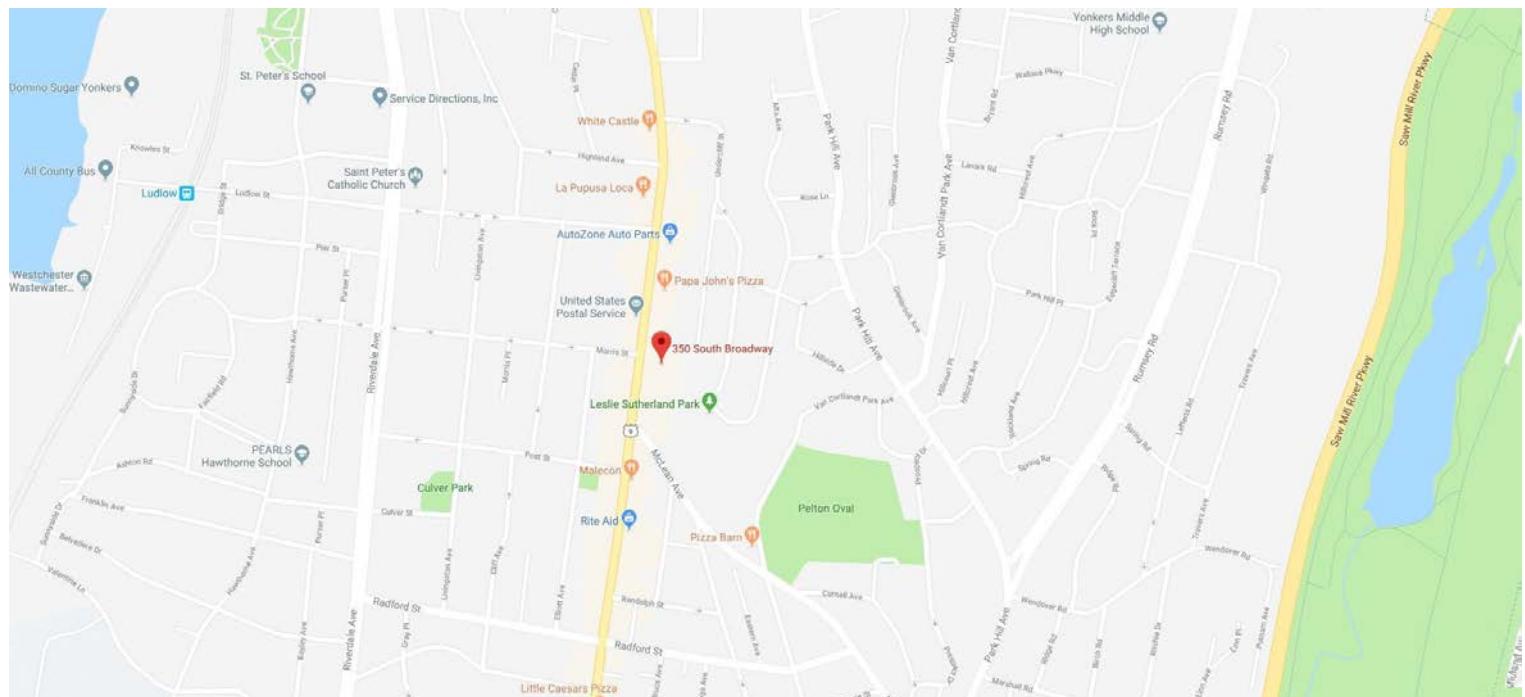
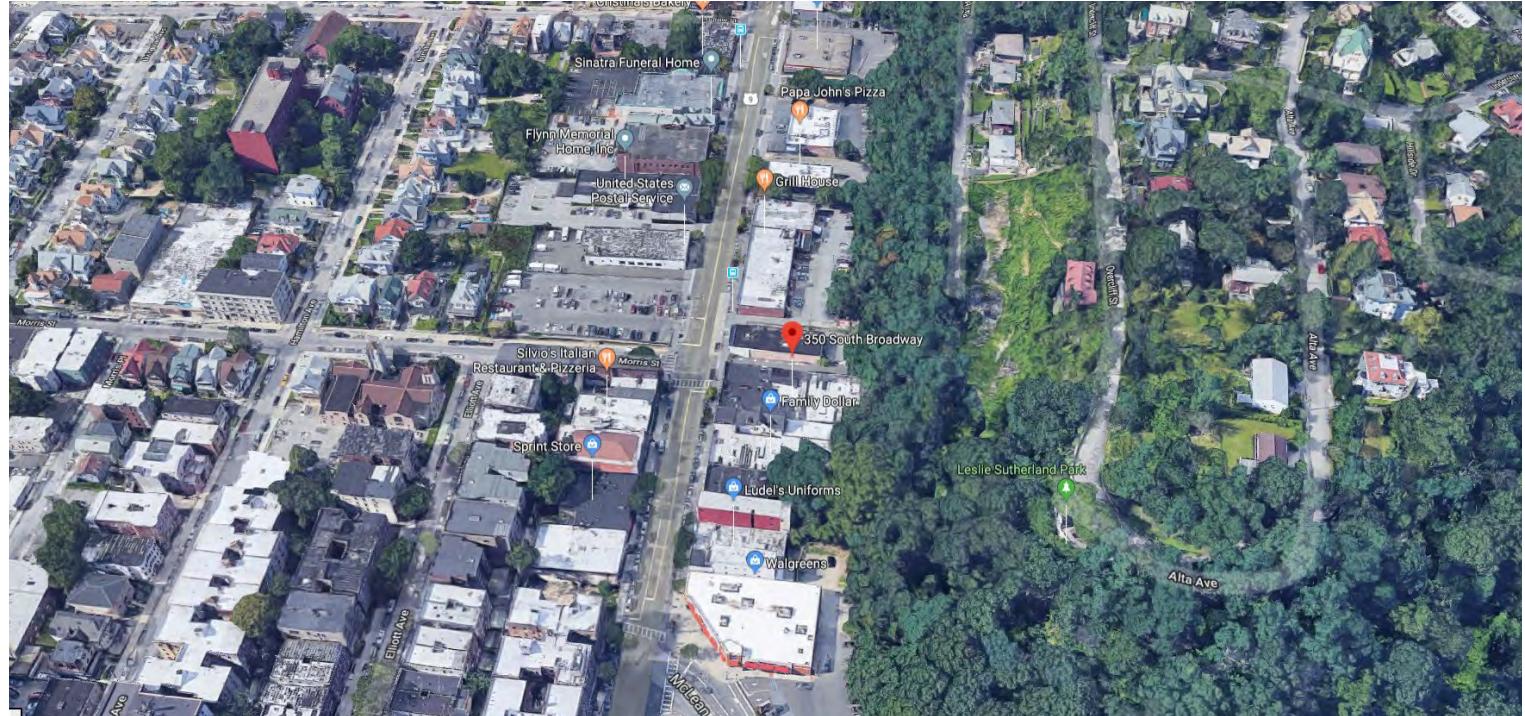
Licensed Associate Real Estate Broker  
M. 914.588.1585  
GKlein@houlihanlawrence.com

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O 914.798.4900

# Aerial View and Regional Map

## 350 SOUTH BROADWAY YONKERS, NY

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



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.