

# 691 SAW MILL RIVER RD. YONKERS, NY

**For Sale:**

**±6,000 SF Industrial Flex Warehouse**

***+/- 21' Ceiling Heights in the Warehouse!***  
***Less than 1 mile to I-87!***



Exclusively  
Marketed By:



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New York Commercial  
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# Property Overview



Total Building Square Footage: **±6,000 SF**



Warehouse Space: 3,600 SF



1st Floor Office: 1,200 SF (Possible to convert to warehouse space)



2nd Floor Office: 1,200 SF (Walkup)



Drive-in Door: 1 Oversized



Warehouse Ceiling Heights: ±21'



Land / Parking in Front: Yes



Gas Heat: Yes



Sprinklered: Yes



Location: Excellent access to I-87 for Commercial Vehicles / Less than 1 Mile!



Yearly Property Taxes: +/- \$32,000



Newly Renovated with Recent Property Upgrades



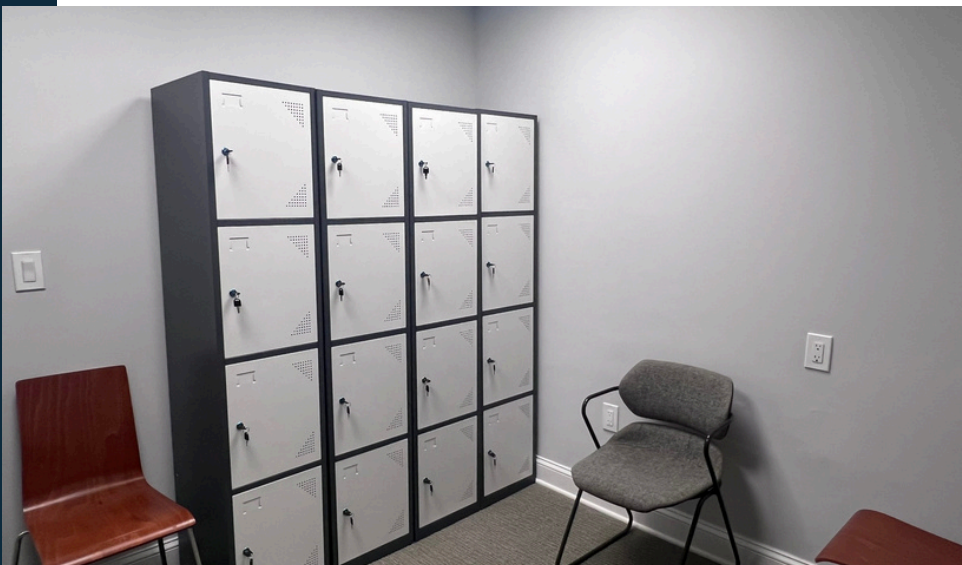
## ASKING SALE PRICE: \$1,850,000

All information contained herein, including but not limited to zoning, building size, square footage, permitted uses, and development potential, is not guaranteed. Prospective purchasers or tenants should conduct their own independent investigations and verify all information with appropriate governmental authorities and professionals.



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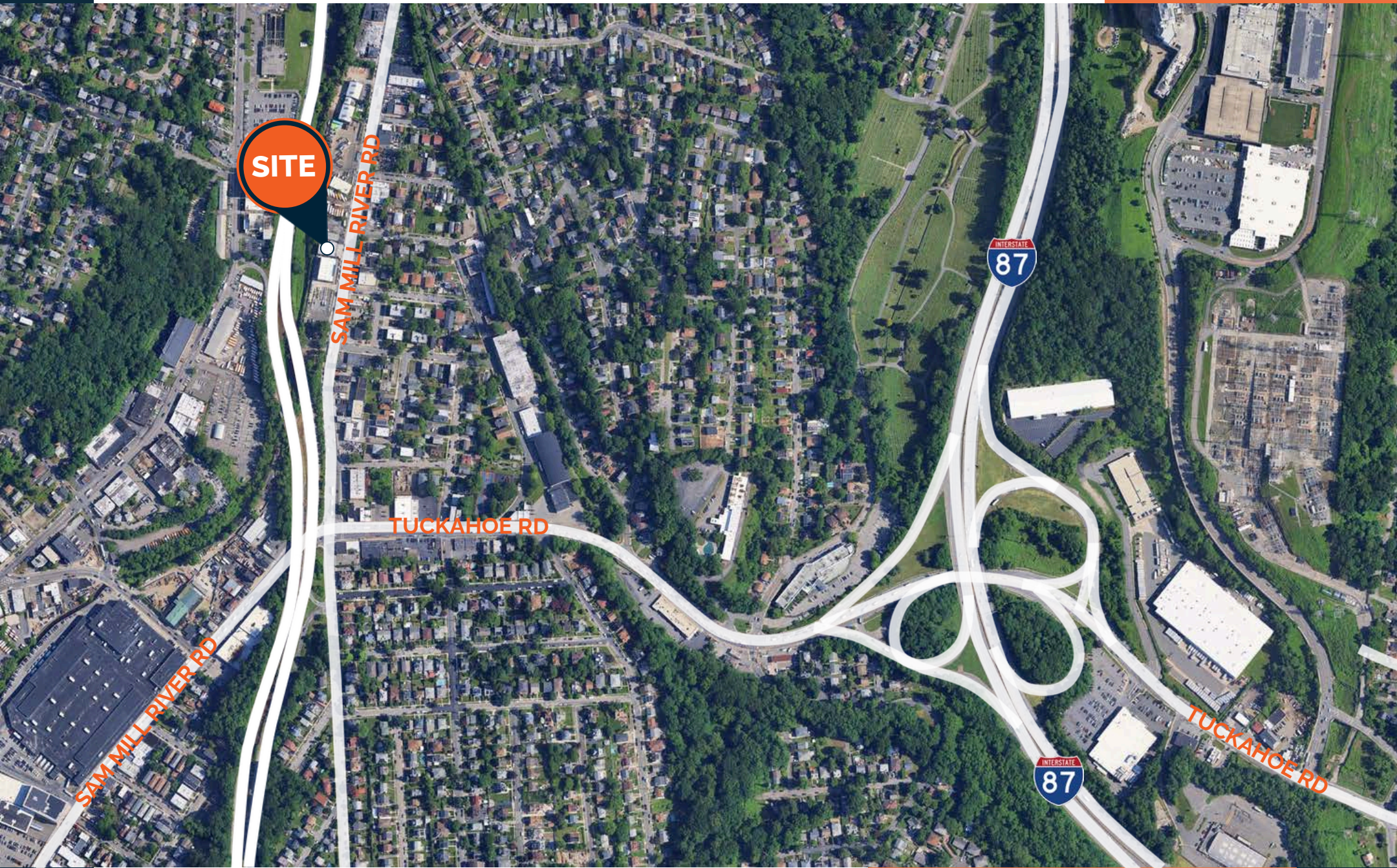


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## Aerial





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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