

linkny
REALTY



823-825 White Plains Road
Scarsdale, NY 10583
(Over 8% CAP Rate)

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ABOUT 823-825 White Plains Road

This commercial building has commercial spaces that can be used for many different purposes including office space, retail and more.

Located in an extremely desirable location and on a heavy traffic street, on the corner of White Plains Rd and Brook St, right off the Bronx River Parkway. This building is near family residences with a population of over 40,000 people and an average household income of \$310K. Plenty of metered and non-meter parking around the building for all clients. Tenants pay for utilities.

This is a great investment opportunity you don't want to miss!

PROPERTY DETAILS

- ▶ Parcel ID: 60-4-23
- ▶ Zoning Description: RB
- ▶ Properties: 1 Number of Units: 4
- ▶ Size SF: Around 5,000 sqft (not counting basement)
- ▶ Stories: 1 + basement
- ▶ Taxes: \$36,150.16
- ▶ Year Built: 1965

- ▶ Gross Annual Income: \$246,401.88
- ▶ Expenses: \$49,370.16
- ▶ Net Operating Income: \$197,031.72



Operating Income & Expenses

Income:	Tenants	Monthly Rent	Annual Rent
	209 Brook Street	\$3,182.00	\$41,962.20
	211 Brook Street	\$4,454.05	\$51,110.16
	213 Brook Street	\$3,496.00	\$39,329.52
	823-825 White Plains Road	\$9,500.00	\$114,000.00
	Total Income:	\$20,632.05	\$246,401.88

Expenses:		
R.E. Taxes (2022):		\$36,150.16
Insurance:		\$11,000.00
Water & Sewer Owners Portion		\$2,220.00
Expenses →		\$49,370.16
Gross Income →		246,401.88
Expenses →	-	\$49,370.16
Net Operating Income →		\$197,031.72



CONTACT US



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Information Believed Accurate But Not Warranted

Buyer to verify all listing information