

Vacant Land
Located at
Midland Avenue and Bronx River Road
Yonkers, New York

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Address: Vacant Land
Located at
Midland Avenue and Bronx River Road
Yonkers, New York

Section/Block/Lots: 1.9/9501/1 and 2

Location: The subject property is located on the southwest corner of
Midland Avenue and Bronx River Road in the city of Yonkers,
Westchester County, state of New York.

Description: The subject site is currently a vacant parcel of land.

Lot Dimensions: 45.34 feet of frontage on the west side of Bronx River Road
and approximately 240 feet of frontage on the south side of
Midland Avenue

Lot Shape and Area: The subject property is irregular in shape and has
0.177 acres of lot area (as per Westchester County records).

Zoning/FAR: BR/1.5 for commercial use

Date of Report: August 21, 2017

Date of Inspection: November 27, 2016

Date of Value: November 27, 2016

**Opinion of
"As Is"**

Market Value: \$170,000