

— FOR SALE —

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY.



CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO 914.968.8500 x306 dscotto@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

— FOR SALE —

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY

BUILDING SIZE: ±7,358 SF

LOT SIZE: ±7,776 SF

ZONING:
B District: neighborhood business and apartment houses, medium-density

SPRINKLERS: Building is fully sprinklered

GAS: Newer gas meter installed

ELECTRIC: Heavy power

ASKING PRICE & FINANCIAL INFO: Upon Request

PROPERTY DETAILS

- Single Tenant building in the midst of being rebranded to C-Town Supermarket
- At the corner of Lockwood Ave & Jessamine Ave
- Bryn Mawr Park section of Yonkers
- Newly signed long term NNN Lease

AREA INFORMATION

- Step to #30 Beeline Bus
- 2.1 miles to Metro North (Bronxville Station)
- 0.3 miles to Saw Mill River Rd Pkwy
- 1 mile to I-87
- 5 minutes from Executive Blvd restaurants, shopping, and hotel
- 2.2 miles to Ridge Hill Shopping Center
- 10 minute drive to Cross County Shopping Center

CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO 914.968.8500 x306 dscotto@rmfriedland.com

RM **FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY



CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO 914.968.8500 x306 dscotto@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

— FOR SALE —

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY



CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO 914.968.8500 x306 dscotto@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

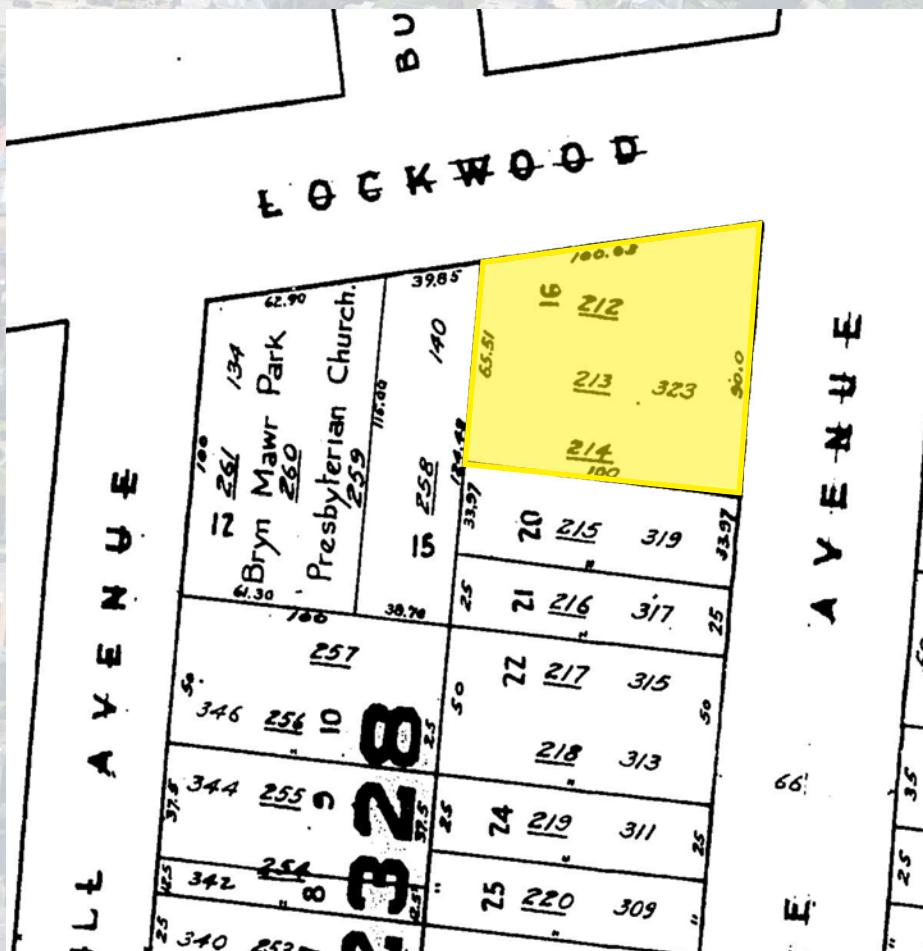
All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY

TAX MAP



ZONING MAP



CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO 914.968.8500 x306 dscotto@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY



CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO 914.968.8500 x306 dscotto@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

NNN LEASED SINGLE TENANT BUILDING

146 LOCKWOOD AVENUE, YONKERS, NY



Easy access to
I-87, Saw Mill River,
Cross County,
Sprain Brook, &
Bronx River Pkwy



2.1 miles to
Metro North
Bronxville Station



Easy access to
#30 Beeline Bus

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com • 914.968.8500

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

DAVID SCOTTO

914.968.8500 x306

dscotto@rmfriedland.com