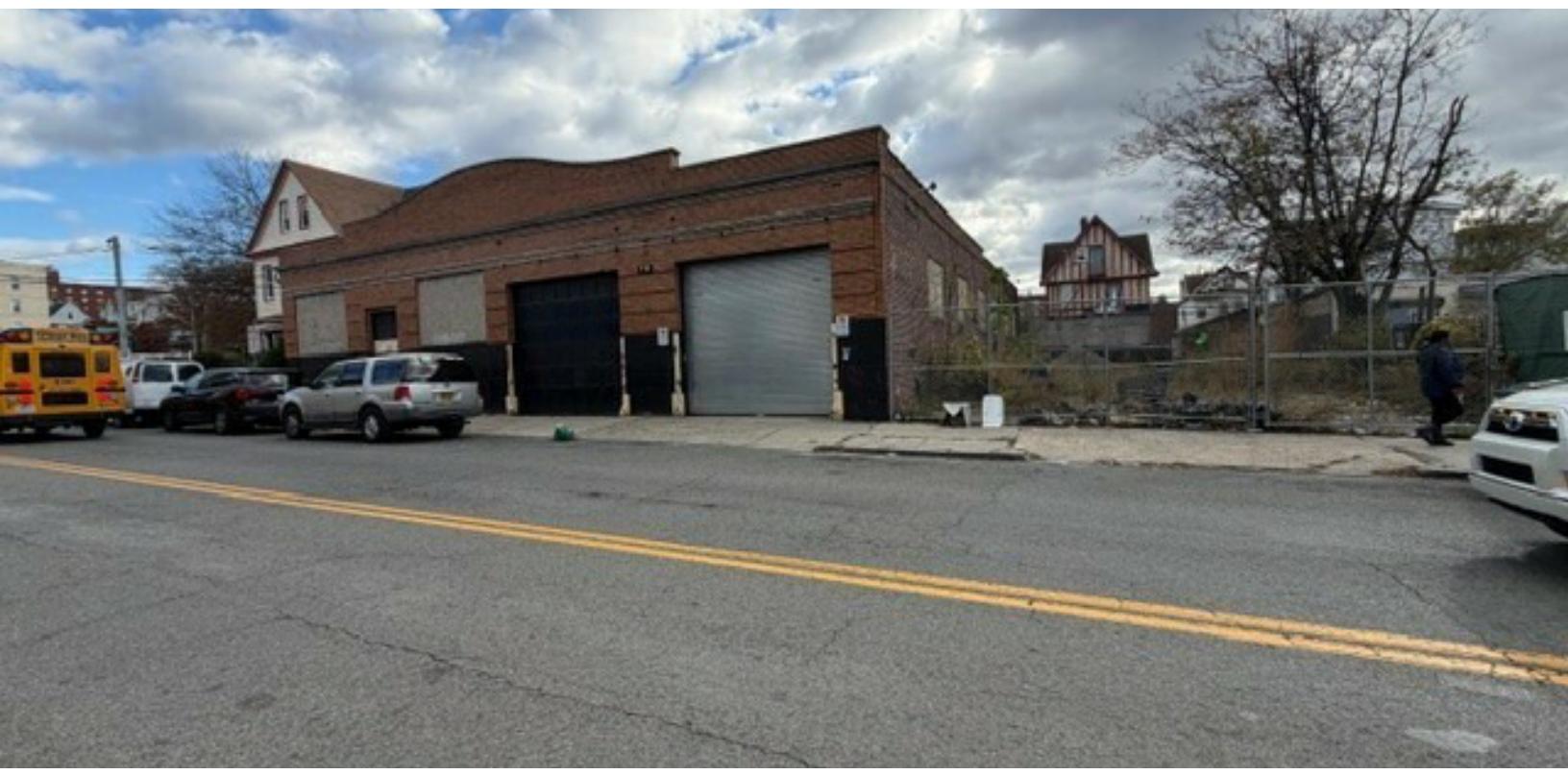


**8,000 SQ. FT. INDUSTRIAL.**

**116 LUDLOW ST, YONKERS, NY 10705**

**INDUSTRIAL PROPERTY FOR SALE**



#### **PROPERTY DESCRIPTION**

8,000 sq. ft. of one-story warehouse (80 x 100) plus 4,200 sq. ft. of flat fenced land (42 x 100) used for equipment storage. Interior loading platform. 1000 (+/-) of office space. Located at the Ludlow train station. Just north of Riverdale, Bronx. For many years, has been used for medical supply distribution. Will be delivered vacant. Zoning of L-MX is specific to the Ludlow Street area. Mixed use allows medium and light industrial uses, retail and commercial uses such as restaurants and apartment buildings. Taxes are \$21,050 +/-.

#### **OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,995,000
<b>Lot Size:</b>	12,078 SF
<b>Building Size:</b>	8,000 SF

**BERNARD STACHEL**

914.637.0800 x14

bernstach@gmail.com

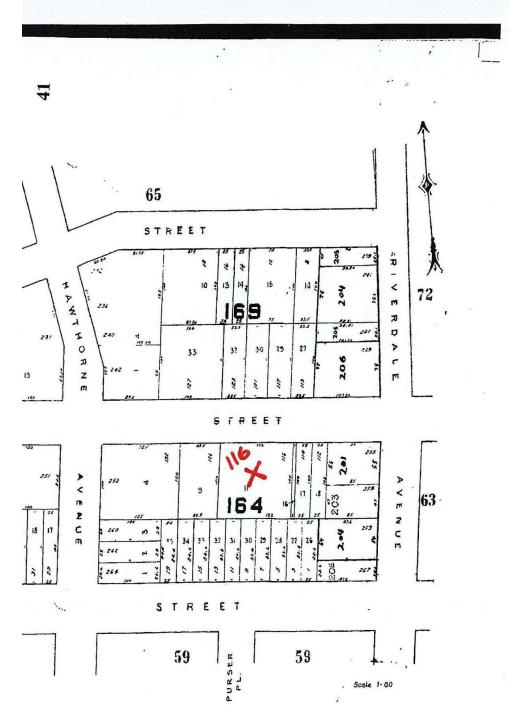
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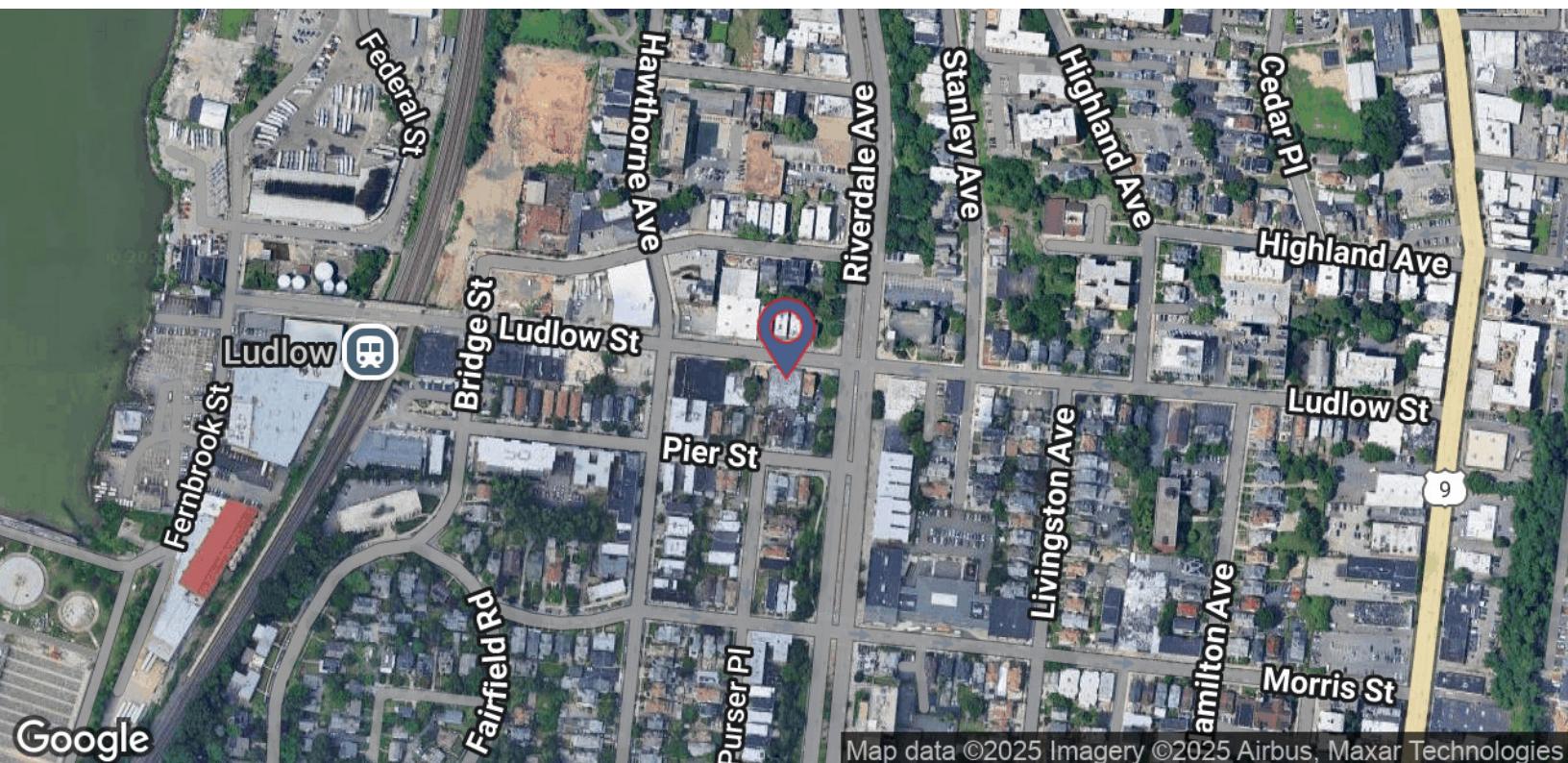
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