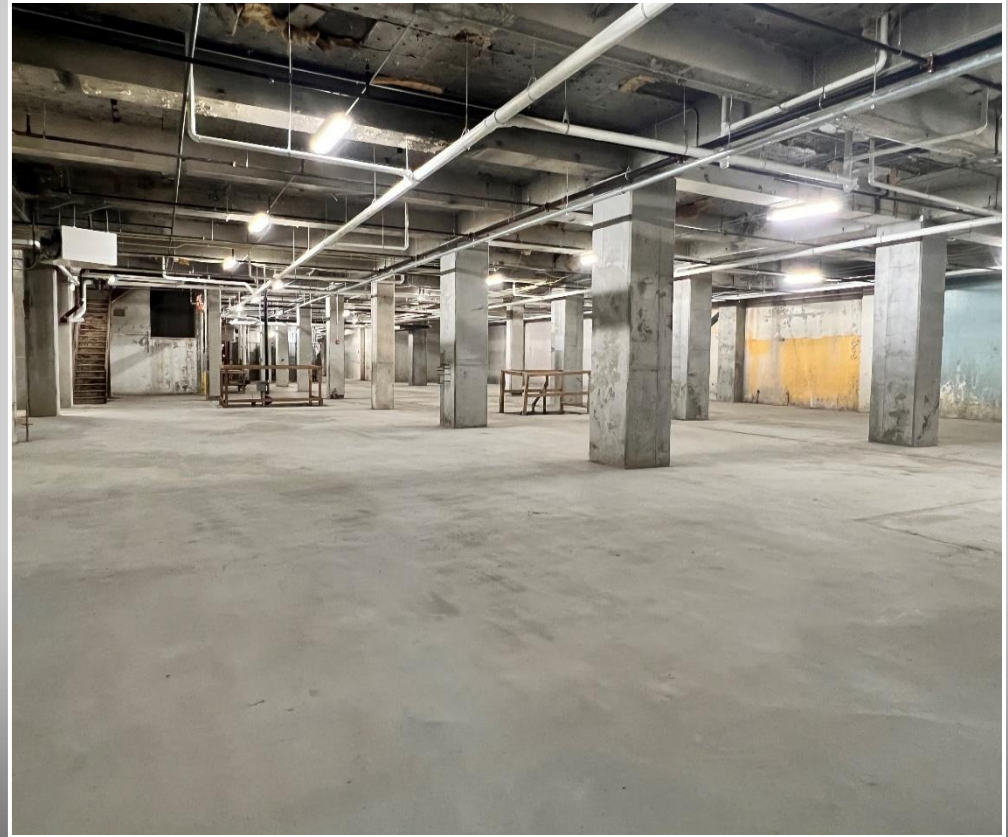
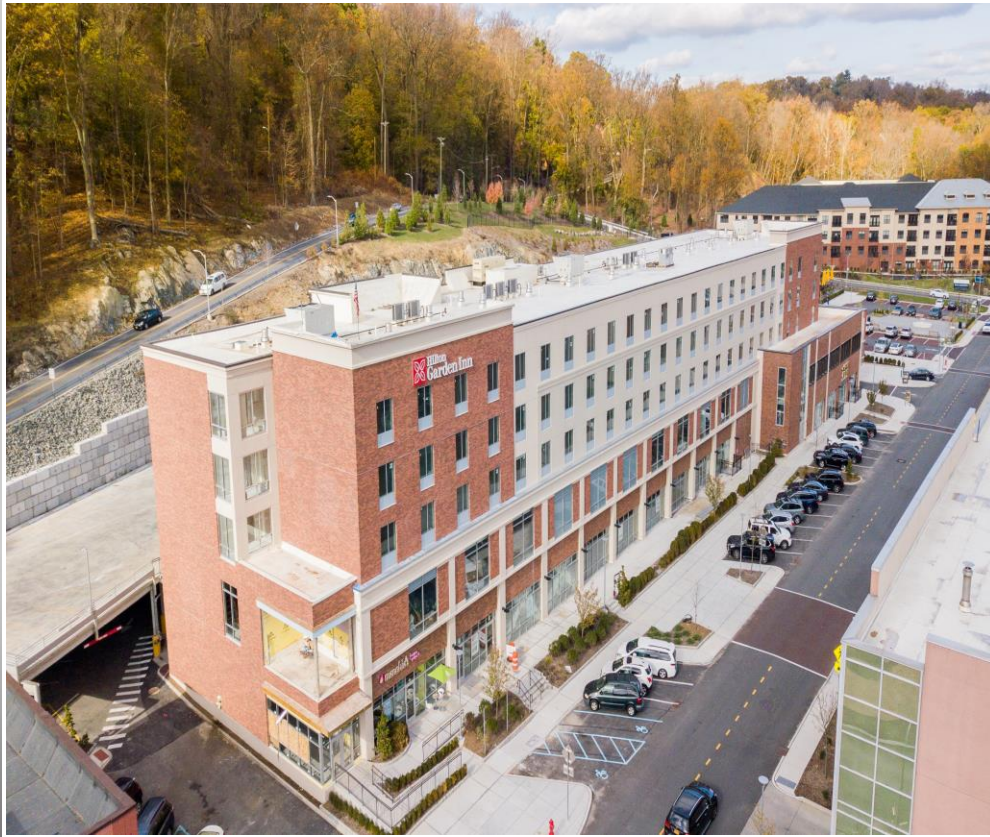


29 Hamilton St. Dobbs Ferry, NY AKA "Rivertowns Square"



FOR SALE OR LEASE
+/- 12,000 SF Commercial Condo Unit
"Owner User Opportunity" + Excellent Convenient Location

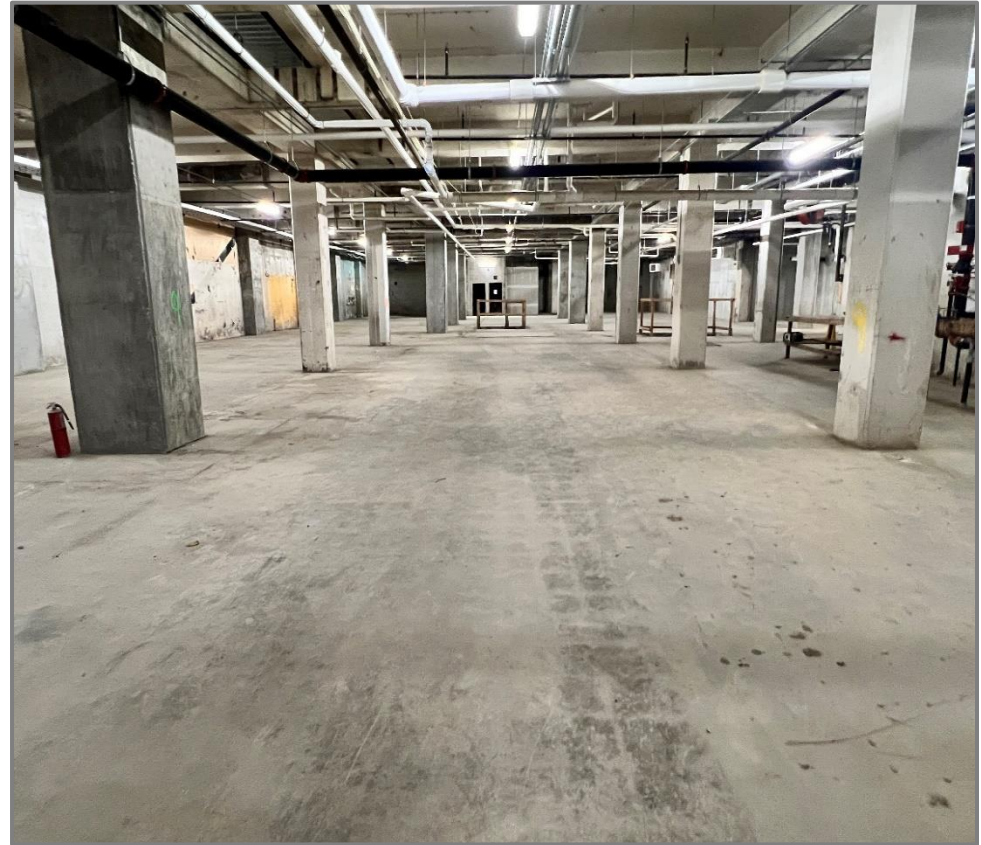
PROPERTY FEATURES

CONDO UNIT SF +/-	12,000 SF
LOCATION	Lower Level / Below Grade
CEILING HEIGHTS +/-	15'
FREIGHT / AUTO ELEVATOR	Proposed 11'10" x 21'10" elevator
YEARLY CAM +/-	\$8,500
YEARLY PROPERTY TAXES +/-	\$4,400 (2023 - 2024 School, Village & Town)
YEARLY INSURANCE +/-	\$1,500
YEARLY MISC. +/-	\$18,000 (Shuttle Bus)
NOTES	Onsite free parking spaces Floor Plans are available Excellent location / Off the Saw Mill River Pkwy Westchester's most convenient destination for shopping, dining & entertainment Retail neighbors include Starbucks, Chipotle, Chopt, Ultra Beauty, Movie Theater, etc.

FOR SALE or LEASE

ASKING SALE PRICE: \$1,200,000

ASKING LEASE PRICE: \$12 psf NNN



Exclusively Marketed By:

**Frank Rao & Michael Rao
New York Commercial Realty Group LLC
(914) 287-6410**

frao@nycrgroup.com / mrao@nycrgroup.com

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, New York Commercial Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has New York Commercial Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers or tenants must take appropriate measures to verify all of the information set forth herein. Prospective purchasers or tenants shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.