

CONTRACTOR'S YARD & INCOME PROPERTY

1.1 Acres on Route 202 in Somers



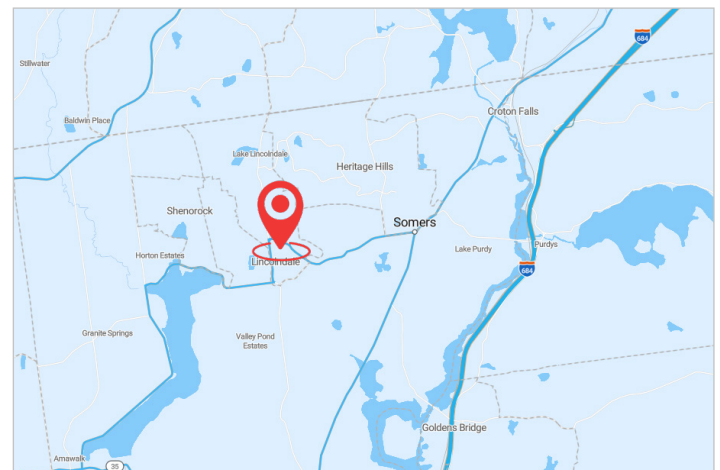
5-14 Maple Street, Lincolndale, NY

OVERVIEW

Fully leased contractors yard and rental property on 1.1 acres in Lincolndale, located along Route 202 in the Town of Somers. The property includes a single-family residence and three apartments, all occupied, plus multiple garages and storage sheds leased to area contractors. All tenancies are month-to-month, giving a new owner immediate flexibility to adjust rents, reposition, or explore alternative uses under the property's pre-existing legal use. Current gross income is approximately \$156,000 annually with room to grow.

PROPERTY FEATURES

- Fenced, secure yard with outdoor storage
- 7,500 SF of rentable building area
- 2-story construction, built 1960
- Pre-existing legal industrial use (NS zoning)
- Well water, septic field, oil-fired heating
- Direct access to I-684 via Exit 7



ASKING PRICE

\$2,900,000

CONTACT

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Information believed to be accurate but not guaranteed. Buyers should verify all details independently. Property subject to prior sale, price change, or withdrawal without notice.

Fully Leased Contractors Compound

5-14 Maple Avenue
Lincolndale, NY 10589



LOCATION HIGHLIGHTS

Lincolndale sits at the crossroads of Route 202 and Route 139 in northern Westchester County, with quick access to I-684 via Exit 7. The area is well-established with local contractors and trades, and the Route 202 corridor provides strong visibility and easy access to Putnam County and the upper Hudson Valley. Close proximity to Somers town center and surrounding residential communities supports steady demand for contractor yard space and affordable rentals, both of which are increasingly hard to come by in Westchester.

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Properties like this, with income in place, flexible tenancies, and legal industrial use, rarely come to market in Westchester County. The combination of contractor yard space and residential rentals on three parcels offers a diversified income stream that's difficult to replicate. Contact us to schedule a showing or request additional information.

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