

FOR SALE: 254 -264 East 3rd Street Mount Vernon, NY



“Owner User or Development Opportunity”

+/- 30,000 SF Industrial Flex Building on a +/- 21,000 Lot

Corner Property with Frontage + Walk to the Metro North Train Station

PROPERTY FEATURES

BUILDING SF	+/- 30,000 SF (15,000 SF over 15,000 SF)
LOT SF	+/- 21,000 SF
STORIES	2 - Exterior drive-up ramp to the 2 nd Floor
TRAIN STATION	Walking distance to the MV East Train Station
YEARLY PROPERTY TAXES	+/- \$40,000
NOTES	6 Units in total that are +/- 5,000 SF each 2 Units are Vacant / 1 Unit is Occupied by owner 3 Units are Occupied & Tenants are month to month (Approx. +/- \$8,000 a month in rent combined) Gas Heat Easy access to I-95 & Hutch River Pkwy Corner property with frontage

FOR SALE

ASKING SALE PRICE: \$2,950,000



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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