



New York Commercial
Realty Group, LLC
nycrgroup.com

230 & 234 SOUTH 5TH AVE. MOUNT VERNON, NY



For Sale or Lease:

20,000 SF Flex Commercial Building
with 11,000 SF of Usable Land!

Excellent "Owner User" or Development Opportunity!



*Exclusively
Marketed By:*



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PROPERTY OVERVIEW



TOTAL BUILDING SQUARE FOOTAGE: +/- 20,000 SF

First Floor Warehouse Space: 10,500 SF

Second Floor Office Space: 9,500 SF (can possibly convert to warehouse space)



TOTAL USABLE LAND SQUARE FOOTAGE: +/- 11,000 SF

Land contiguous to the Building (left side): 3,200 SF

Land Across the Street: 7,800 SF



- 2 drive ins to the first floor
- 1 drive in with ramp to the second floor
- Ceiling Heights +/- 13' per floor
- Ample Onsite Parking
- Seller will consider a "Sale Lease-Back" on a portion of the space
- Sprinklered
- Gas Heat
- Existing "Turnkey" office space on the second floor
- Annual Property Taxes: +/- \$85,000




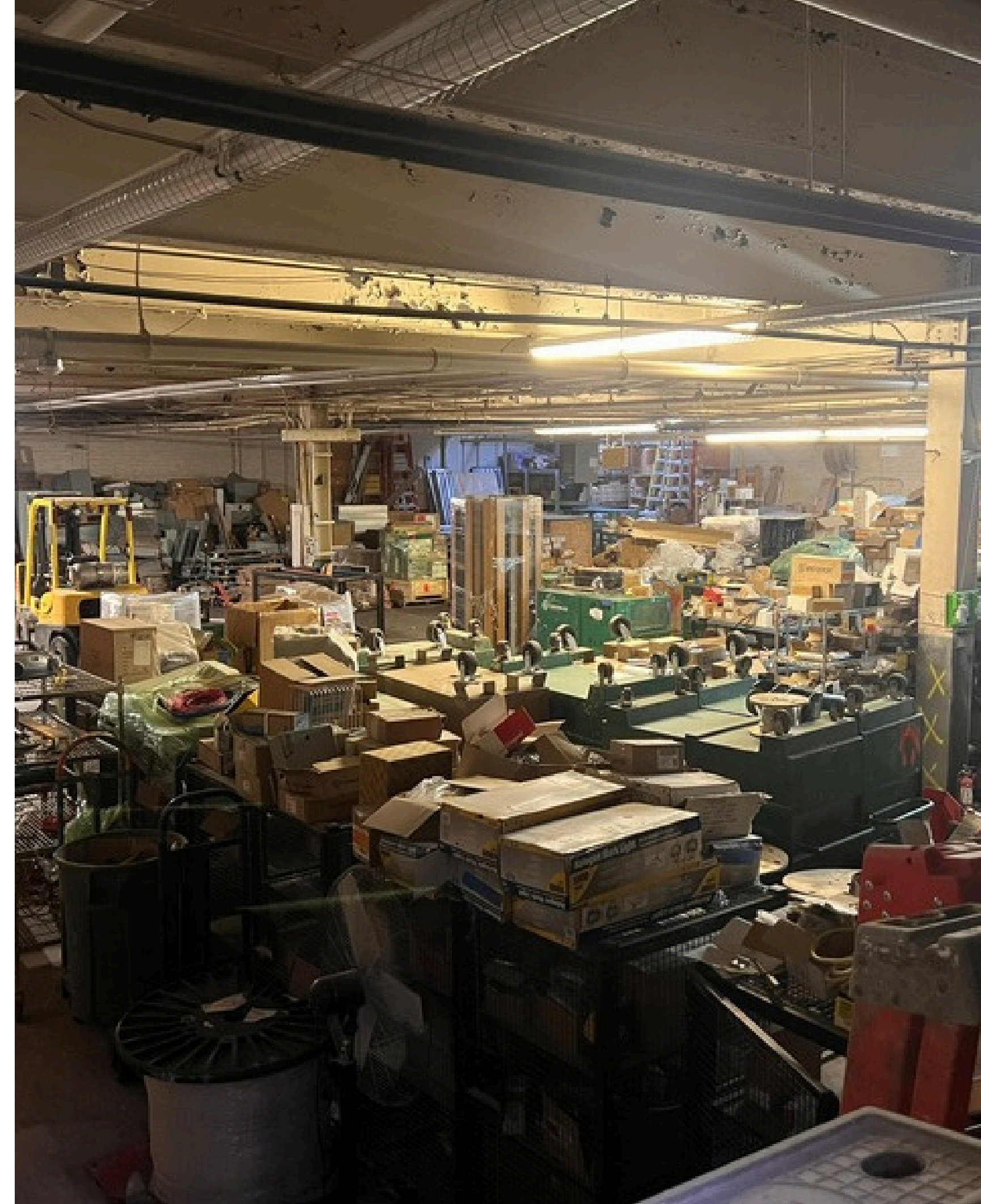
ASKING SALE PRICE:
\$3,700,000

ASKING LEASE PRICE:
\$18 PSF (FIRST FLOOR) / \$13 PSF (SECOND FLOOR)
***BOTH FLOORS MODIFIED GROSS**





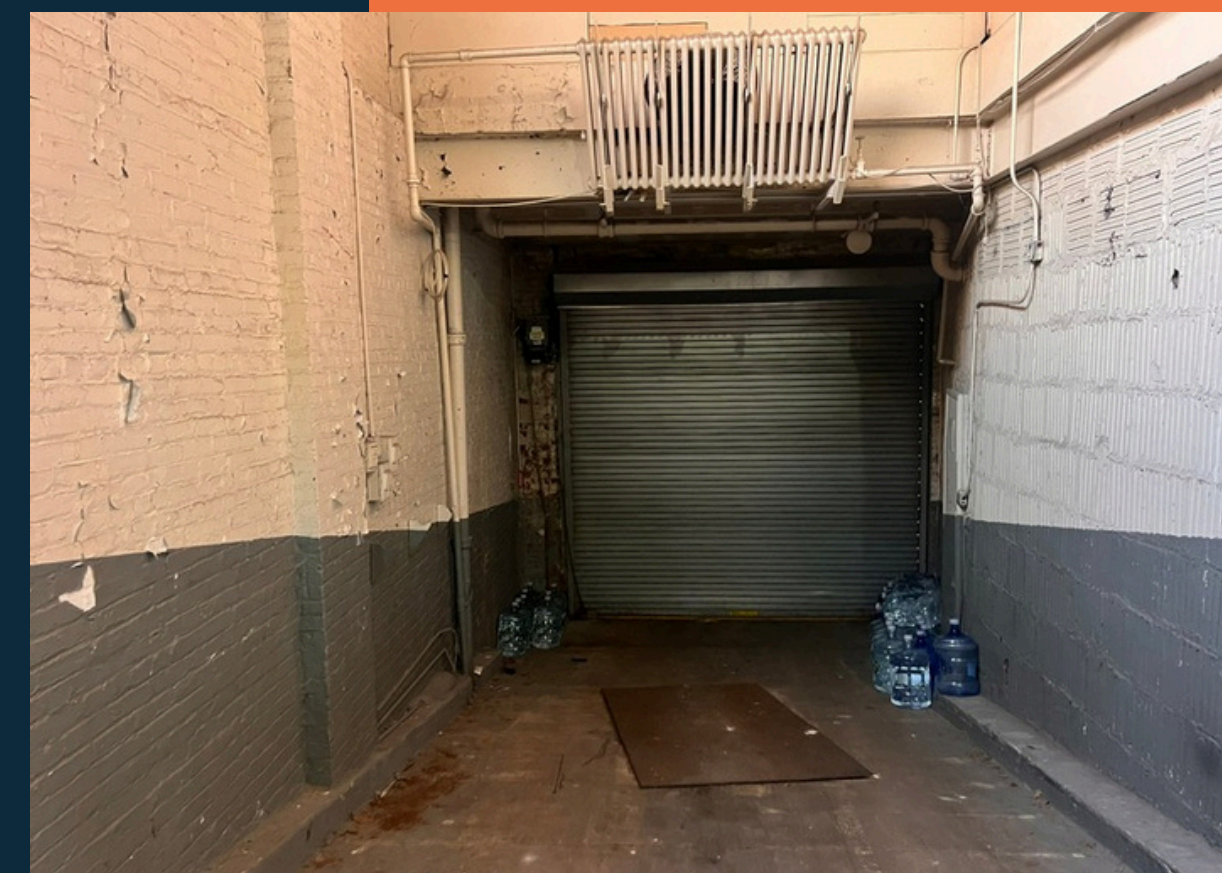

230 & 234
South 5th Ave.
Mount Vernon, NY





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230 & 234 South 5th Ave. Mount Vernon, NY





Aerial



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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



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