



201 VETERANS ROAD YORKTOWN HEIGHTS, NY

For Sale:

**+/- 47,000 SF Standalone
Commercial Building!**

***Income Producing with a Long-Term
Sports, Fitness & Entertainment
Lease in Place!***



**Exclusively
Marketed By:**



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**New York Commercial
Realty Group, LLC**
nycrgroup.com



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Property Overview

 Total Building Square Footage: +/- 47,000 SF

-  Total Lot Square Footage: +/- 2.44 Acres
-  Long Term Lease in Place / Income Producing
-  Unique Stand-Alone Building with Excellent Frontage & Visibility
-  Huge Capital Improvements in 2025: +/- \$250,000 in Upgrades to the Property (Available Upon request)
-  Turf Field and Basketball Areas are Column Free with High Ceiling Heights
-  Ample Onsite Parking
-  Electric: NYSEG, Gas: Con Ed, Water/Sewer: Town
-  Easy access to RT. 202 and the Taconic State Parkway
-  Retail, Shopping, Restaurants, etc. are nearby and within walking distances
-  Survey Available

Tenant, Income & Expense Overview

-  Tenant Profile:
Sports, Fitness and Entertainment Business (Baseball, Softball, Basketball, Turf Sports, Pickleball, Gym Programs, Camps/Clinics, Parties/Events, etc.)
-  Lease Expiration: March 31st, 2033
-  Renewal Options:
Four (4) options to renew for five (5) years each
-  Income and Estimated Expense Projections Available Upon Request
-  Yearly Actual Income: + /- \$519,000
-  Yearly Rental Increases: 2.75%
-  Yearly Estimated Expenses:
+/- 149,456
(Accounting: \$1,550, NYS Fees: \$175, Insurance: \$21,000, Maintenance: \$30,000, Property Taxes: \$96,731)
-  Yearly Estimated NOI: \$369,544

ASKING SALE PRICE: \$5,500,000

All information contained herein, including but not limited to zoning, building size, square footage, permitted uses, development potential, income and expenses are not guaranteed. Prospective purchasers should conduct their own independent investigations and verify all information with appropriate governmental authorities and professionals.

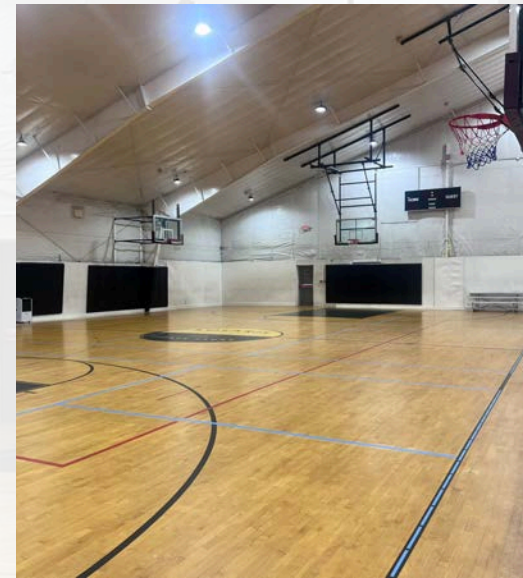


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Map





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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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