

# 369 Bradhurst Ave. Hawthorne, NY



## FOR SALE

**+/- 10,000 SF Commercial Building & +/- 10,000 SF of Land  
800 AMPS of Electric + Great Frontage & Signage**

## PROPERTY FEATURES

BUILDING SF	<b>+/- 10,000 SF (8,600 SF on grade &amp; 1,400 SF lower level)</b>
USABLE LAND SF	<b>+/- 10,000 SF</b>
CEILING HEIGHTS	<b>+/- 13'</b>
DRIVE IN DOORS	<b>1</b>
YEARLY PROPERTY TAXES	<b>+/- \$30,000</b>
NOTES	<b>HVAC (AC &amp; Heat) throughout the main floor (8,600 SF) 800 AMP of Electric +/- 28 onsite parking spots Gas heat Easy access to Rt. 9, Saw Mill &amp; Taconic Pkwy Roof is approximately 3 years old w/ warranty</b>

## FOR SALE

**ASKING SALE PRICE: \$2,950,000**



**Exclusively Marketed By:**

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