

# FOR SALE MEDICAL AND PROFESSIONAL BUILDING



**GOLDSCHMIDT  
& ASSOCIATES**

Commercial Real Estate Group



**18 Ashford Avenue**  
Dobbs Ferry, New York

## Property Features

- » 12,400+/- RSF
- » 3 Story Elevator Building - Gas Heat
- » Blocks to St. John's Riverside Hospital and Mercy College
- » Tenants Include - Northwell and Montefiore
- » Off Rt. 9. Across from Walgreens
- » 27 On Site Parking Spaces plus Street Parking
- » Bee Line Bus in Front of Building
- » 24/7 Access
- » Gross Income
  - Current Tenants - \$363,650
  - Vacancies - 184,300 \$547,950
  - Operating Expenses - 176,603
  - Potential NOI \$371,347

**Asking Sales Price: \$6,990,000**

## CONTACT

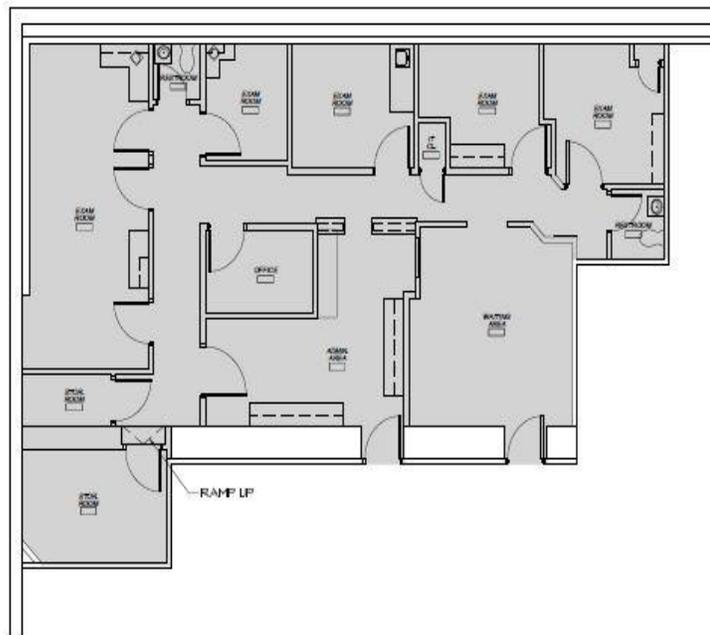
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		PROJECT TITLE <b>EXISTING CONDITIONS</b>			
BUILDING ADDRESS <b>18 ASHFORD DOBBS FERRY N.Y.</b>		DRAWING TITLE <b>EXISTING CONDITION LOWER LEVEL</b> SCALE: 1/8" = 1'-0"		DWG # <b>E1</b>	
		DATE: NOV. 15, 2021		CARDARELLI DESIGN & ARCHITECTURE, P.C. Architecture and Planning 20 WASHINGTON ROAD, SUITE 402 WHITE PLAINS, NY 10611 Phone: (914) 437-9234 / Fax: (914) 437-9235	

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