

Executive Summary

The Offering:

Coldwell Banker Commercial Scalzo Group is pleased to offer FOR LEASE 520 North Avenue New Rochelle, NY, a prime High Traffic located in Westchester County.

Property Highlights:

- Commercial Building with 7,800 SF of rentable space .
- 1st Floor Retail
- 2nd Floor Office Space
- Basement Loading Area
- Assigned Parking
- Basement Storage
- High Traffic, High Density Location.

Location Highlights:

- Easy Access to I-95,
- Short Walk to Metro North
- Vast Residential Development , High Density.
- High Visibility and Traffic Count on North Avenue
- Walk to Restaurant & Shopping



The Property

520 North Avenue, New Rochelle, New York

Property Specifications

Property Type:	Commercial Investment
Zoning:	Retail / Office
Building Size:	7,800 SF
Retail Space:	2,800 SF (Includes Basement)
Office Space:	2,200 SF
Basement:	2,800 SF
Real Estate Taxes:	\$32,000.00

Price

Lease Price:	1st Floor Retail:\$32.00 PSF NNN (Includes Basement)
	2nd Floor Office: \$20.00 PSF NNN

WALK TO METRO NORTH STATION

**520 North Avenue
New Rochelle, New York**

FOR LEASE



**Retail: 2,800 SF + Basement
2nd Floor Office: 2,200 SF**

Prepared by:

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Scalzo Group

**2500 Westchester Ave
Suite 109
Purchase, NY 10577**

Photo

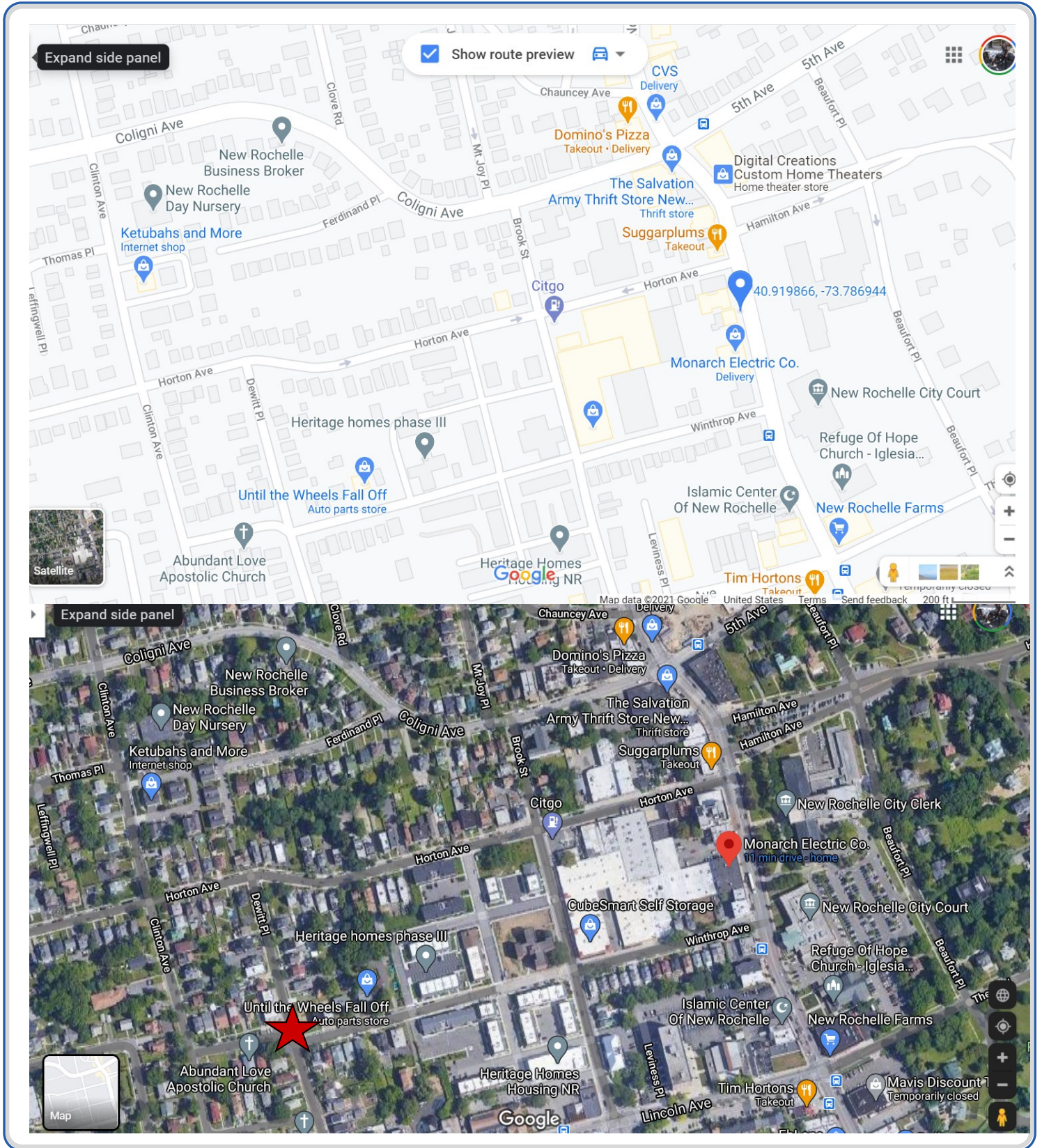


520 North Avenue



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MAPS & ARIAL VIEW



520 North Avenue



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Photos



520 North Avenue



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Contact

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Note: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.