

WAREHOUSE/INDUSTRIAL PROPERTY FOR SALE

13 ELM AVENUE, MOUNT VERNON, NY



Property Highlights:

- Perfect for Investor or Owner Occupant
- +/- 8,858 SF 2-Story Building plus Basement
- Drive-In Door Ground Floor with Ramp up to 2nd Floor
- 1st & 2nd Floors about +/- 3,500 SF each
- Ceiling Heights +/- 10' to beam, 12'4" to deck
- Over 600 AMPS, New Steam Boiler (2024)
- Great Potential Redevelopment Opportunity
- Across from Metro North Railroad Station
- Ample Street and Municipal Parking Nearby
- Great Highway Access with Downtown Location
- Zoning: Transit-Oriented Development (TOD)

For more information or to view this property, contact (914) 422-0100

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