



45 Saw Mill River Rd, Yonkers, NY 10701

**Investment Property**

**For Sale \$8,250,000 For Lease \$15.00 MG**

Own a piece of Yonkers history. First time in 50 years Alexander Carpet mill building for sale. 58,000 sq. ft. of leasable space. Presently fully occupied by cabinet makers & Carpenters. All month to month. Additional storage units are leased on month to month basis. 23 Saw Mill River Road, adjacent building (which connects) is also available offering additional 40,000 sq. ft. leasable with a parking lot, asking \$8,250,000

***Inquire within for I&E report***

- Own a piece of Yonkers history.
- First time in 50 years Alexander Carpet mill building for lease and possible purchase .
- 58,000 sq. ft. of leasable space. Presently occupied by mill work, cabinet makers & Carpenters.



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