

**FOR
SALE****100% VACANT
COMMERCIAL BLDG.****MOUNT VERNON
BUSINESS DISTRICT****ASKING
\$3,200,000****\$178
/SF****ASK FOR SURVEY
AND FLOOR PLANS**

OWN THIS COMMERCIAL BUILDING W/ ELEVATOR IN DOWNTOWN MOUNT VERNON'S CENTRAL BUSINESS DISTRICT - 100' x 100' LOT

145 NORTH FIFTH AVENUE, MOUNT VERNON -

Team Lala of RM Friedland is pleased to present this vacant corner office building with an elevator located in the City of Mount Vernon and ideal for medical, professional, clinical, or municipal use.

This two-story elevator building features approximately 12,900 square feet of finished space, with an additional 5,100 square feet of unfinished lower-level space that is partially above grade. The property's 10,000-square-foot lot measures 100 feet by 100 feet.

Recent upgrades to the building include the facade, bathrooms, HVAC system, windows, and roof, ensuring a modern and efficient workspace.

The property includes a welcoming reception area equipped with a security system, further enhancing its appeal for professional tenants. Additionally, the 10-space private parking lot offers ample convenience for employees and visitors alike.

18,000 Total SF Includes
5,100 SF Basement Space
100 ft x 100 ft Corner Parcel
Neighborhood Business Zone
Downtown Central Business

Mount Vernon, with a population of over 71,000 as of the 2020 census, offers access to numerous commercial, educational, and healthcare facilities. Its excellent connectivity to major metropolitan areas via various transportation options makes it an attractive location for businesses.

With its recent upgrades and strategic location, this property presents a prime opportunity for businesses seeking a well-positioned and modern facility.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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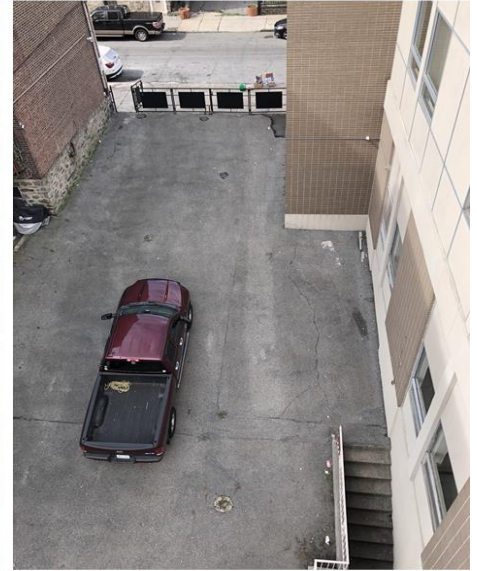
RM FRIEDLAND OF HARRISON, NY
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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

145 NORTH FIFTH



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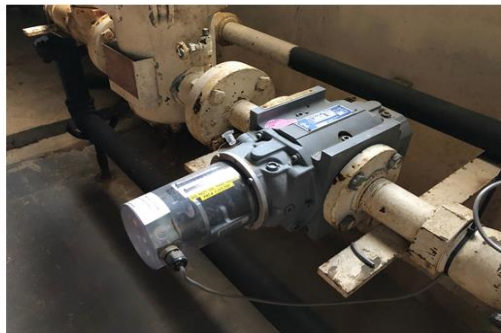
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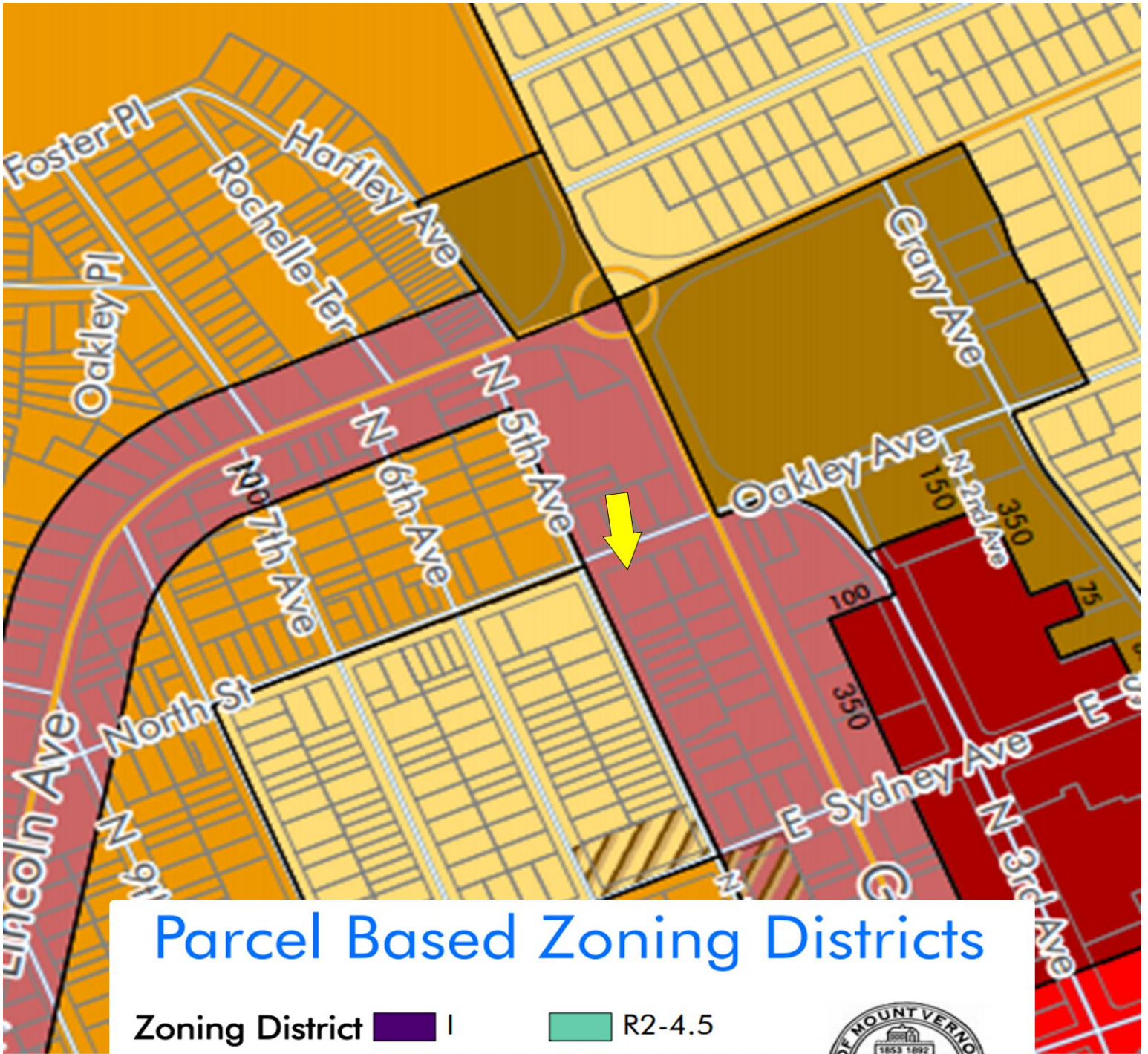
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Tax Map



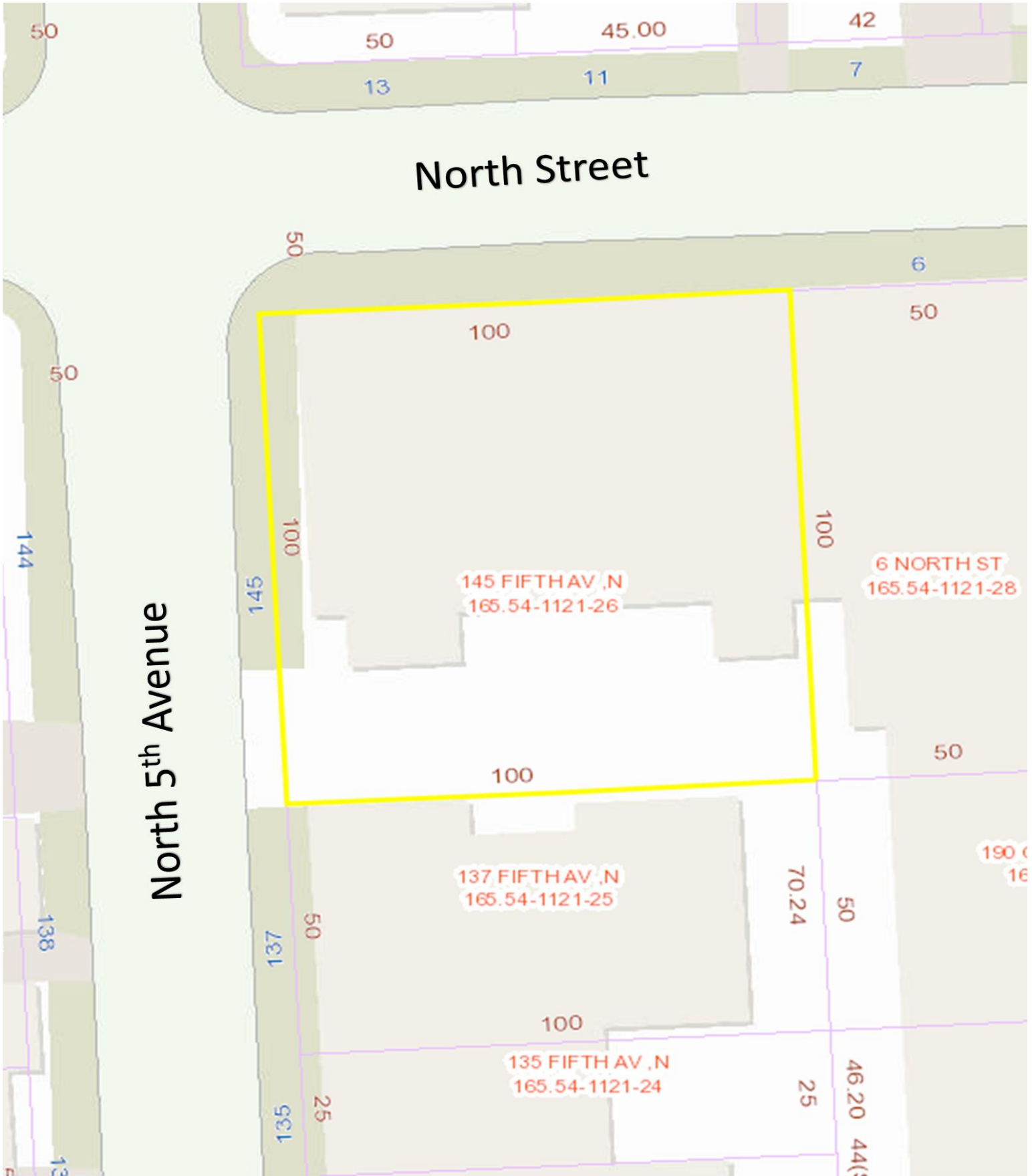
Parcel Based Zoning Districts

 I	 R2-4.5
 CB	 RMF-SC-25
 DB	 R1-TH
 NB	 RMF-15
 OB	 RMF-10
 H	 R1-7
	 R1-4.5
	 RMF-6.75
	 R1-3.6



Source: ESRI 2008;
Westchester County
Department of Planning
Produced by the City of
Mount Vernon. April 18, 2012.

Zoning Map: NB Zone



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PROPERTY INFORMATION



· LOCATION

Address	145 North 5th Avenue
Municipality	Mount Vernon
State	NY
Zip Code	10550
Parcel Number	165.54-1121-26

· PARCEL & ZONING

Parcel Count	1
Dimensions	100 ft x 100 ft
SF (Approx.)	10,000
Zoning	NB - Neighborhood Business

· RE TAX 2024/2025

Tentative Assessed Value	\$14,550
Estimated Rate	165.074%
True/Full Tax	\$24,018
Abatements/Fees	\$0
Estimated Tax Expense	\$24,018

· BUILDING INFORMATION

# of Buildings	1
Estimated Dimensions	70 ft x 100 ft
Stories	Two Plus Walk-in Basement
Building Class	Office Building



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DAVE RACITI



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