

65 MAIN ST. YONKERS, NY

For Sale:

**+/- 16,000 SF Commercial Building
in Downtown Yonkers!**

***Ideal Opportunity for Artist Loft, Live-Work, Residential
Conversion, or Owner User!***

Walk to the Metro North Train Station!



**Exclusively
Marketed By:**



**Michael P. Rao
914-837-1501
mrao@nycrgroup.com**

**Frank M. Rao
914-602-4140
frao@nycrgroup.com**



**New York Commercial
Realty Group, LLC
nycrgroup.com**



Property Overview



Total Building Square Footage: $+\/- 16,000 \text{ SF}$
(4 Floors with each floor approximately $+\/- 4,000 \text{ SF}$ each)



Ground Floor: Retail Tenant Paying \$6,180 Per Modified Gross Lease with 3% Yearly Increases.
Lease Expiration Approximately 12/31/2029



Floors 2, 3 & 4: Owner Occupied and will vacate upon a sale



Prime Corner Unit with Frontage & Visibility. Water Front Views!



Steps to the Yonkers Metro North Train Station!
 $+\/- 30$ Minute Commute to Midtown East



Diagonally across the street from the Buena Vista Municipal Parking Garage



Walk to retail shops, shopping and restaurants



Sprinklered & Dual Heat (Gas or Oil)



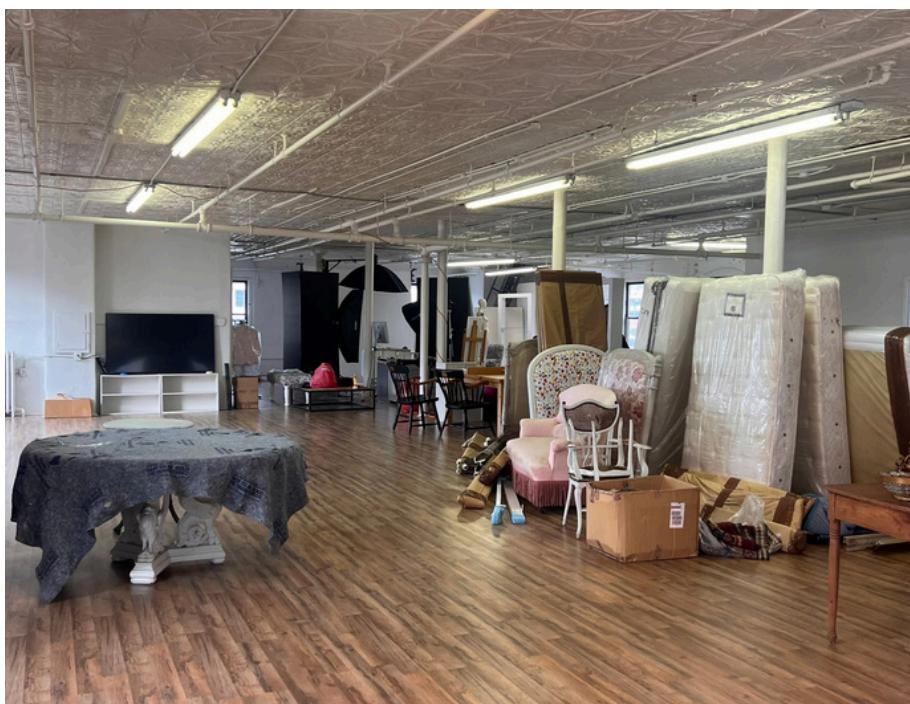
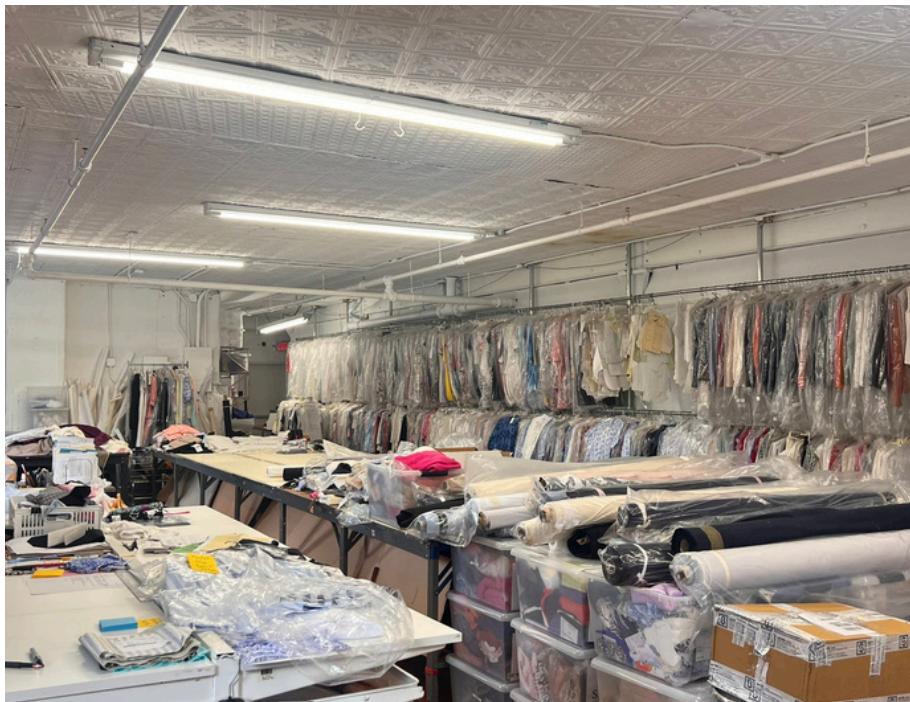
Hollywood on Hudson website:
www.thinkyonkers.com | www.yonkersdowntown.com



Property located in the "Qualified Opportunity Zone"



Yearly Property Taxes $+\/- \$35,000$



ASKING SALE PRICE: \$3,475,000

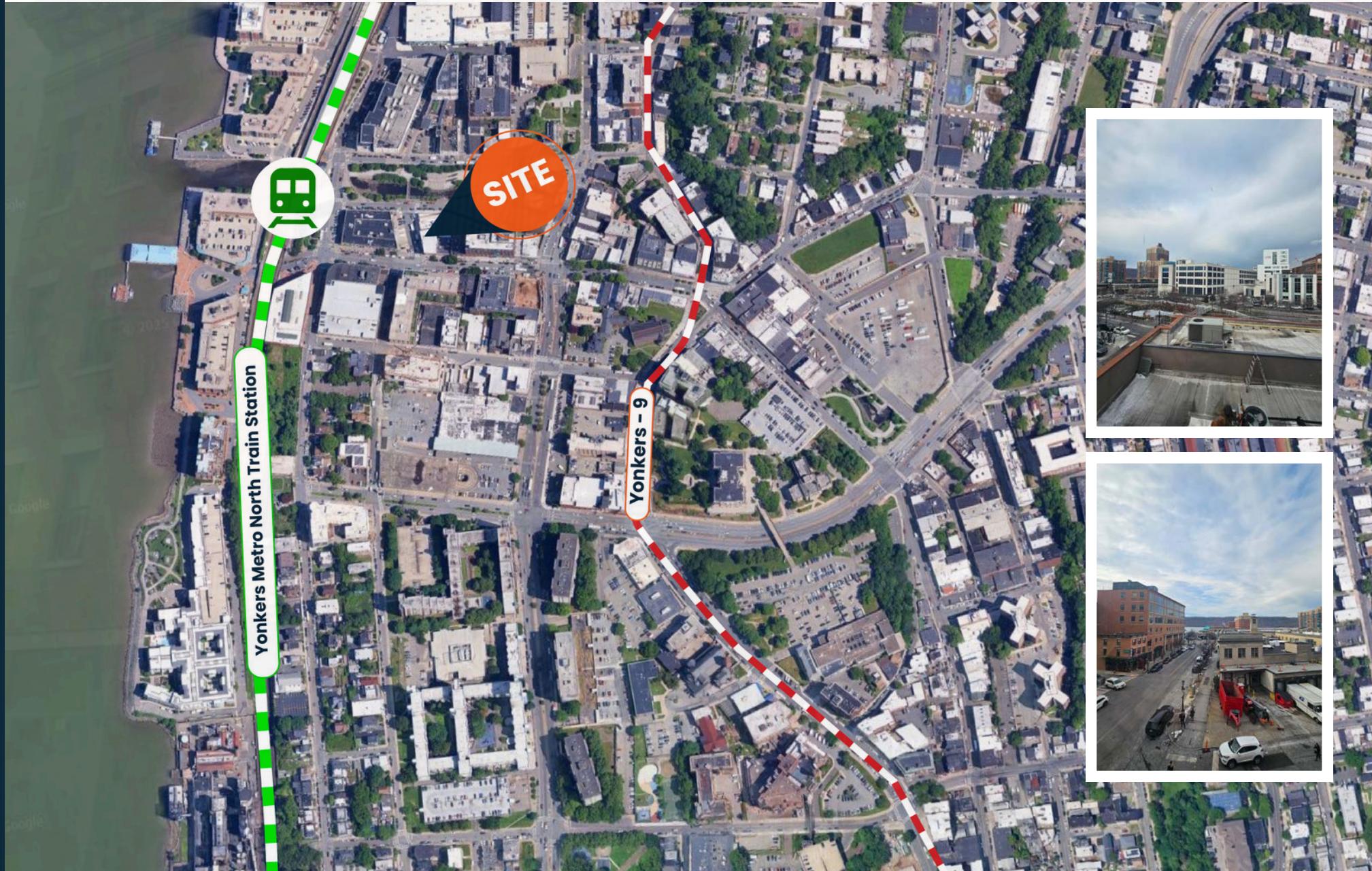


New York Commercial
Realty Group, LLC
nycrgroup.com

65 MAIN ST. YONKERS, NY



Map





New York Commercial
Realty Group, LLC
nycrgroup.com

65 MAIN ST. YONKERS, NY



Aerial



Prime Corner Unit



**New York Commercial
Realty Group, LLC**
nycrgroup.com

65 MAIN ST. YONKERS, NY

Confidentiality and Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from New York Commercial Realty Group, LLC and it should not be made available to any other person or entity without the written consent of New York Commercial Realty Group, LLC

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, New York Commercial Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has New York Commercial Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers or tenants must take appropriate measures to verify all of the information set forth herein. Prospective purchasers or tenants shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

Exclusively Marketed By:



Michael P. Rao
914-837-1501
mrao@nycrgroup.com



Frank M. Rao
914-602-4140
frao@nycrgroup.com