

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:**



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



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Property Overview



Total Building Square Footage: +/- 16,000 SF
(4 Floors with each floor approximately +/- 4,000 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

All information contained herein, including but not limited to zoning, building size, square footage, permitted uses, and development potential, is not guaranteed. Prospective purchasers should conduct their own independent investigations and verify all information with appropriate governmental authorities and professionals.

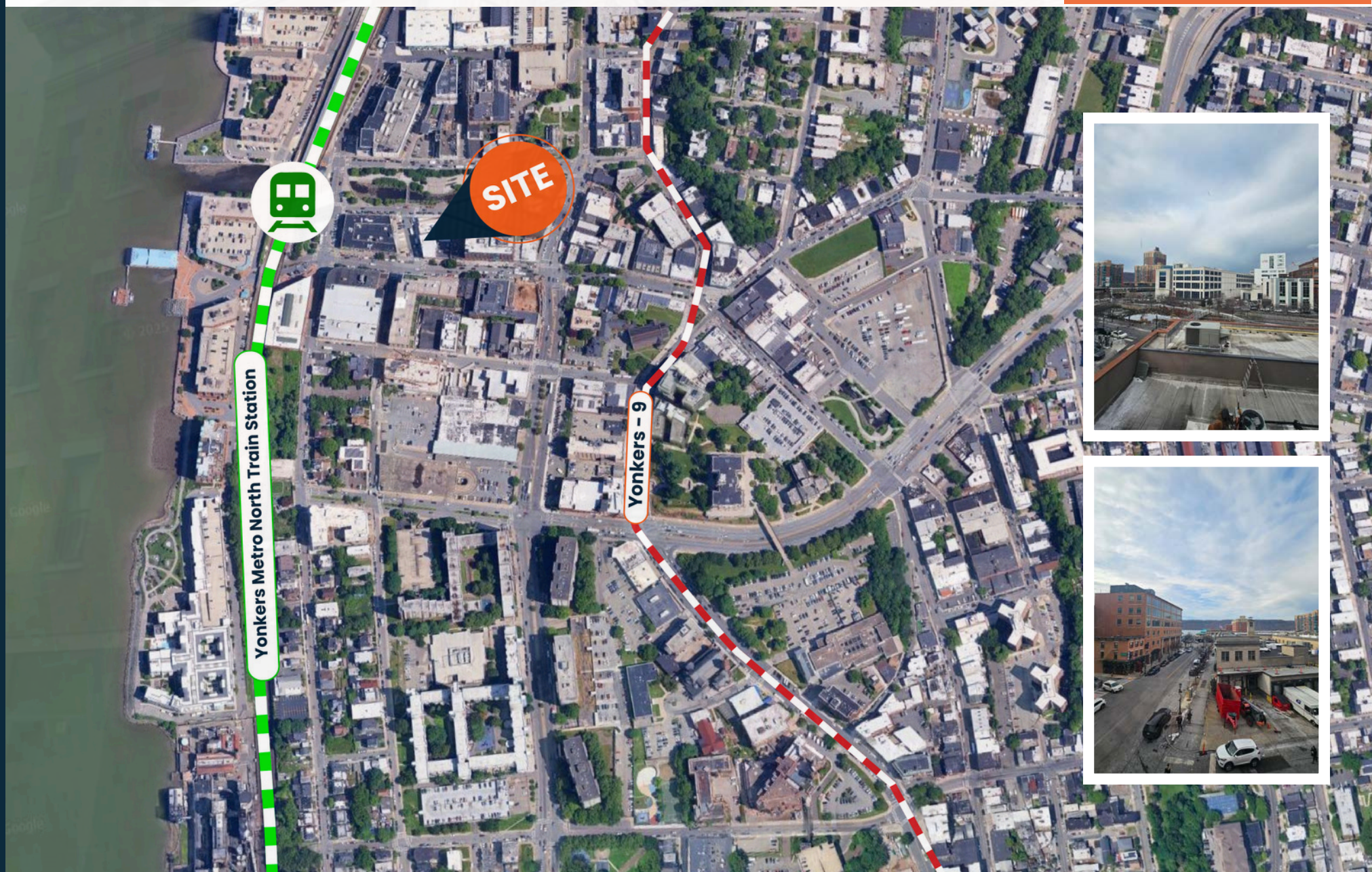


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Map



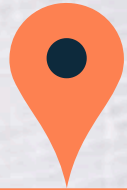


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Aerial



Prime Corner Unit





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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