

494 Saw Mill River Rd. Yonkers, NY



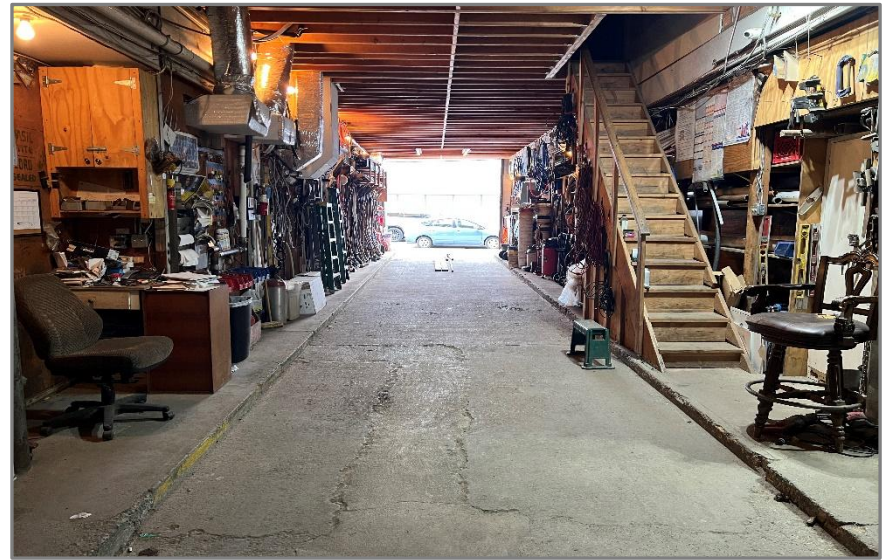
FOR SALE: +/- 7,500 SF Commercial Mix Use Building
"Owner User Opportunity"
Income Producing & Excellent Access to I-87

PROPERTY FEATURES

TOTAL BUILDING SF +/-	7,500 SF (2 Stories – Walkup)
1 ST Floor	3,750 SF (Owner Occupied & 1 Tenant)
2 nd Floor	3,750 SF (Owner Occupied & 2 Tenants)
LOCATION	Excellent Access to I-87 & Saw Mill River Rd. Pkwy
REAR LOT SF +/-	1,500 SF
DRIVE IN DOORS	3 (2 in the front and 1 in the rear)
CORNER BUILDING	Yes
RENT ROLL	
1 ST Floor	Deli - \$5,500 per month (includes storage on 2nd Floor)
2 nd Floor	One Bedroom Apt. - \$1,500 per month / Utilities Included
	Two Bedroom Apt. - \$2,200 per month / Utilities Included
	* Deli - Lease Expiration is approximately to 4/1/2030
	* Apartments are Month to Month
TOTAL YEARLY INCOME +/-	\$110,400
YEARLY PROPERTY TAXES +/-	\$32,000
NOTES	1st Floor has roll up doors & direct access to the lot
	Gas Heat
	Bus Service nearby

FOR SALE

ASKING SALE PRICE: \$2,500,000



Exclusively Marketed By:

Frank Rao & Michael Rao

New York Commercial Realty Group LLC

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