

**5,000 SF± RETAIL PROPERTY
AVAILABLE FOR SALE OR LEASE
POTENTIAL DEVELOPMENT SITE - 9,484 SF±
CD-5W ZONING - WATERFRONT PROPERTY**



**10 MILL STREET
PORT CHESTER - NEW YORK**

EXCLUSIVELY REPRESENTED BY
C.J. PAGANO & SONS, INC
420 WESTCHESTER AVENUE
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ESTATE BROKER

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ESTATE ASSOCIATE BROKER



PROPERTY SUMMARY

ADDRESS: 10 MILL STREET PORT CHESTER, NY 10573
PURCHASE PRICE: \$3,500,000
LEASE PRICE: \$35.00/SF NNN
BUILDING SF: 5,000 SF ±
DATE AVAILABLE: AVAILABLE APRIL 1, 2025
LENGTH OF LEASE: FIVE (5) YEAR LEASE
ON-SITE PARKING: 10 PARKING SPACES

- LOT SIZE - 9,484 SF - SUBJECT TO LEGAL SURVEY
- ZONING - CD-5W - URBAN CENTER WATERFRONT CHARACTER DISTRICT
- MIN/MAX BUILDING HEIGHT - 2 STORIES MINIMUM AND 4 STORIES MAXIMUM
- CEILING HEIGHT - 12'
- CONCRETE AND TILE FLOORS
- SUSPENDED CEILING WITH FLUORESCENT LIGHTING
- ELECTRICAL - 200 AMP
- HEAT SOURCE - OIL - ABOVE GROUND TANK ON PREMISES - SUSPENDED MODINE HEATERS
- UTILITIES: TENANT PAYS OWN GAS & ELECTRIC
- CURRENTLY OCCUPIED BY ADVANCE AUTO PARTS - CAR PARTS RETAIL STORE

C.J. PAGANO & SONS, INC

LICENSED NEW YORK STATE REALTORS SINCE 1930

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