



483 Van Cortlandt Park Ave, Yonkers, NY 10705

## Prime Boutique Retail Opportunity

Discover the perfect space for your small business in a highly visible corner location at Van Cortlandt Park Ave and Lawrence Street in Yonkers. This 375 Square Foot charming boutique retail space offers unparalleled potential for a variety of retail ventures.



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- **Exceptional Visibility:** Positioned on a prominent corner, your business will benefit from consistent foot and vehicle traffic, ensuring strong exposure to local customers.
- **Convenient Location:** Just a couple of blocks from schools and parks, this space is ideally situated to attract families, students, and professionals. Its proximity to McLean Avenue, a bustling area known for its vibrant community, adds to its appeal.
- **Versatile Layout:** The space is flexible and adaptable, ready to accommodate a range of retail businesses, from boutiques and specialty shops to service-oriented enterprises.
- **Neighborhood Appeal:** Located in a friendly and walk-able area, the property is surrounded by a mix of residential homes and small businesses, fostering a sense of community.



This is a fantastic opportunity for small business owners looking to establish themselves in an accessible, high-traffic location with a built-in customer base.

Don't miss out on the chance to make 483 Van Cortlandt Park Ave the next home for your business!

