

**C.J. PAGANO & SONS, INC**  
*Licensed Residential & Commercial Realtors Since 1930*

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President

**FACT SHEET**

**Location:** 217 Madison Avenue  
Port Chester, NY 10573

**SBL:** 136.56-1-15

**Description:** The property is improved with a freestanding 1 story concrete block with stucco veneer building built c. 1952 on a level, at grade, lot with a blacktop driveway which leads to parking for 4-5 vehicles in the rear of the building. The building has a lobby with two rooms for office space, a lavatory and warehouse space. The warehouse ceiling height is approximately 10'3". The warehouse is accessed through the office space or through a manual roll up door (8'10" w X 8'2" h) which is in front of the building. There is also a manual roll up door on the rear of the building that is currently covered over with sheetrock in the interior of the building.

**Frontage:** 50 Feet on Madison Avenue

**Building Size** 2,130 sf +/- (Town of Rye Property Card)  
- Warehouse area – 1,521 SF ±  
- Lobby, Two Offices & Lavatory – 609 SF ±

**Lot Size:** 5,172 sf +/- (.12 ac +/-) subject to legal survey.

**Utilities:** The site is served by all utilities - Gas and Electric (220 AMP) and municipal services.

**Heat & AC:** Office Area: FWAG & CAC (4 Ton) - Warehouse Area: Suspended Modine FWAG

**Zoning:** CD-3 R5

**Permitted Uses:** Warehouse Distribution with Office space. Legal non-conforming.

**Property Taxes** \$16,483 (2023 CY)

**Former Use:** Legally Non-Conforming Warehouse Storage/Distribution with Office space for a company which specialized in selling and servicing generators.

**School District:** Port Chester