



## **BUILDING FOR SALE/LEASE: GREAT FOR MEDICAL USE**

### **3 Main St. Yonkers, NY 10701**

A truly remarkable opportunity to own or lease a historic retail building nestled in the heart of downtown Yonkers. This architectural gem boasts a generous expanse of approximately 4,400 square feet. Approved for multiple uses.

- **\$9,000 NNN for Lease**
- **Asking \$1,496,000.00 for Sale**
- **2 Floors**
- **Basement**
- **4,400 SF**
- **FUEL - GAS**



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## **BUILDING DESCRIPTION:**

Upon stepping into the building, you will be drawn upward by the grand open loft mezzanine on the second floor, creating an awe-inspiring entrance. The ground floor, spanning around 2,000 square feet, offers open high ceilings and abundant space that could be suited for many purposes. With an impressive 72 feet of frontage along Main Street, the floor-to-ceiling windows will help showcase the finest merchandise of any retail business.

The second floor, accessible by a graceful walk-up, encompasses approximately 1,800 square feet and currently serves as a hub for offices and storage. Ascending to the full third floor, you will find full ceiling height, accessible via a ladder. There is a full basement that has all mechanics and additional dry storage.

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## **ZONING:**

Regarding zoning, the property falls under the CB, or Central Business Zone which is intended for application in growth, high-intensity, compact and urban development. (CB) designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar/compatible uses that serve local residents and the surrounding area.

Situated within a thriving, densely populated locale, 3 Main Street has constant flow of pedestrian foot traffic, accompanied car traffic. Moreover, the site boasts the convenience of being within walking distance of mass transit options, various modes of transportation, and strategically positioned public parking lots.

In essence, this offering encapsulates not only a physical space but a chance to become part of the historical area of downtown Yonkers.

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