

**95-99 Montgomery Avenue
Scarsdale New York**

FOR LEASE



**Available Space:
Retail: 1,120 SF & 2,300 SF
Office: 1,892 SF**

Prepared by:

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NYCT
REALTY GROUP

Scalzo Group

2500 Westchester Ave
Suite 109
Purchase, NY 10577

Executive Summary

The Offering:

Scalzo Commercial is pleased to offer FOR LEASE : 95-97 Montgomery Avenue, Scarsdale, NY. Prime Commercial Property in Scarsdale, NY with easy Access to Interstate Highways and walking distance to Metro North.

Property Highlights:

- Excellent Visibility
- Ample Parking
- Scarsdale P.O.
- Walk to Restaurants & Shopping

Location Highlights:

- Easy Access to Bronx River Pkwy. and Hutchinson River Pkwy.
- Very High traffic Count



The Property

95-99 Montgomery Avenue, Scarsdale, NY

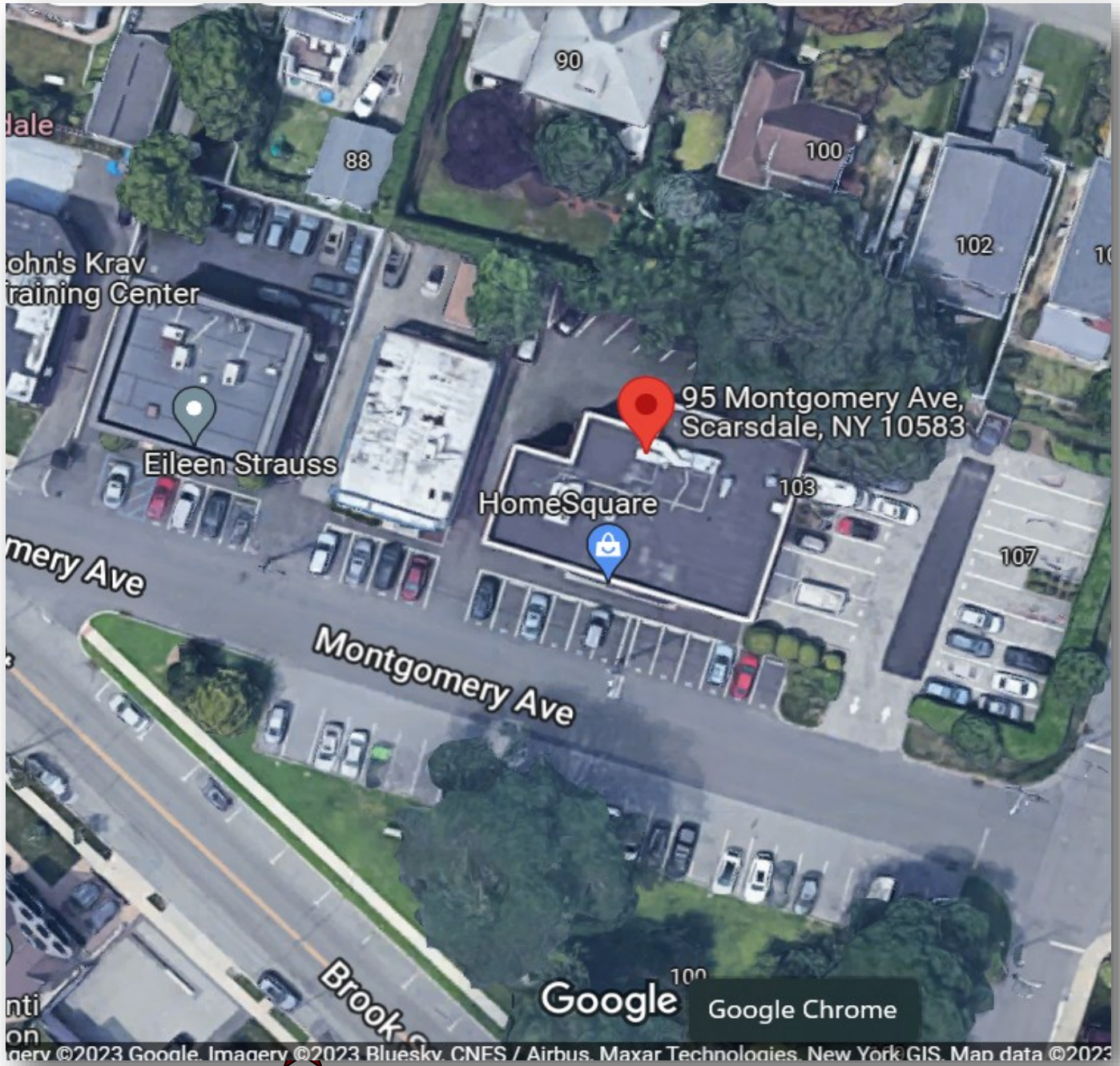
Property Specifications

Property Type:	Retail / Office
Zoning:	CB
Building Size:	9,000 SF
Parking:	Excellent: Assigned and Public

Rental Price:

RETAIL;	\$34.00 PSF
OFFICE;	\$24.00 PSF

MAPS & AERIAL VIEW



Photos



Contact

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Note: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.