



For Your Consideration

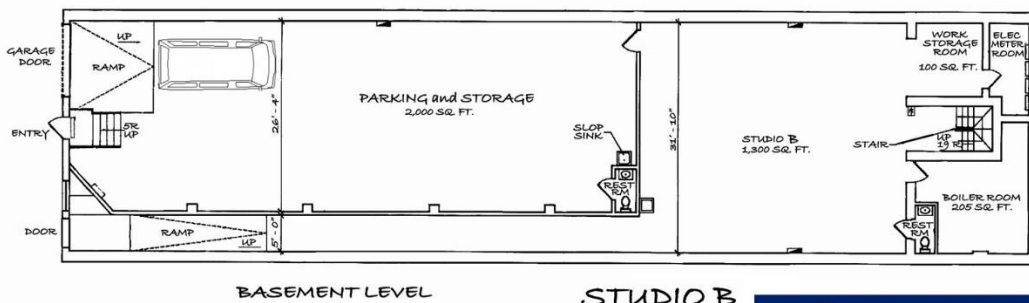
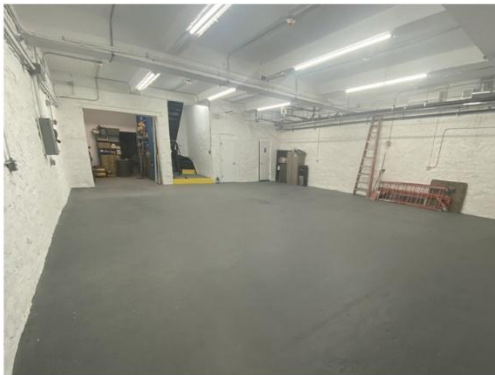


15 School Street, Yonkers, NY 10701

Offering: Totally renovated, block-through working film/video studio complex with two 5,000 s/f front-loading floors, 2 A/C's, 800a/3p power, office, lavatories, roof access, 12'/14' ceilings, floor drains and security. Uses: industrial, automotive, manufacturing, warehouse. Zoned DM-X: 200' height for residential development. Option to acquire film/video equipment and business.



Studio-A Floor
3,000 s/f open space, working kitchen, M/F lavs, roof access, 10'x20' entrance, 200 s/f lounge, 155 s/f office, dressing room, 300 s/f loading, main entrance.



Studio-B Floor
10'x20' rear entrance, 2,000 s/f open space, 1,500 s/f open space, 800 a/3 p meter room, 250 s/f storage, macerator sump pump, boiler room, lavatory, rear door.

Offered at \$5 Million

Video Studio Cap Rate = 11

Warehouse Cap Rate: = 4



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