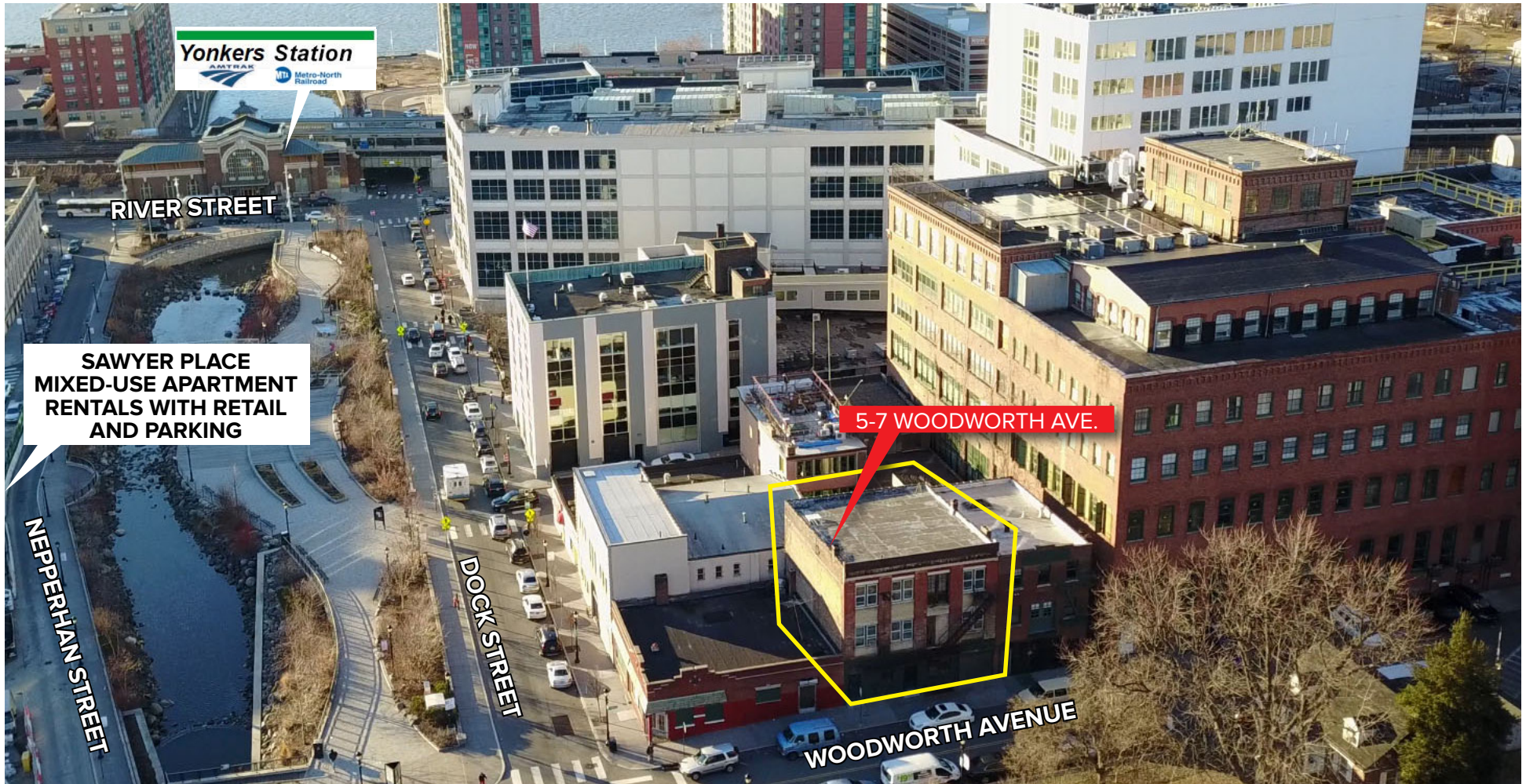


DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO

LIC. Associate RE Broker

matt@schuckmanrealty.com

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

[VIEW ALL PROPERTIES](#)

25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.

DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701

PROPERTY INFORMATION

CROSS STREETS: DOCK STREET & WOODWORTH AVE.
SIZE: GROSS BUILDING SF 5,040 SF
 1ST FLOOR - 1,500 SF
 2ND FLOOR - 1,500 SF
 3RD FLOOR - 1,500 SF
GLA: 5,040 SF
ASKING RENT/PRICE: UPON REQUEST
BLOCK & LOT: 2-2008-14
TAXES: \$12,039
POSSESSION: IMMEDIATE
ZONING: DOWNTOWN WATERFRONT DISTRICT


COMMENTS:

- FULL BUILDING OPPORTUNITY
- DEDICATED CURB CUT WITH FULL CAR-SIZED LOADING DOOR.
- DOWNTOWN YONKERS, STEPS TO THE YONKERS MTA TRAIN STATION
- DIRECTLY ACROSS FROM RXR'S BRAND NEW SAWYER PLACE APARTMENTS AND RETAIL DEVELOPMENT



5-7 WOODWORTH AVE.


56,359
 TOTAL
 POPULATION


\$55,384
 AVERAGE
 HOUSEHOLD INCOME


16,299
 TOTAL EMPLOYEES

DEMOGRAPHICS	.5 MILE	.75 MILE	1 MILE
POPULATION	16,124	38,887	56,359
HOUSEHOLDS	5,767	12,814	19,107
AVG. HOUSEHOLD INCOME	\$56,170	\$53,402	\$55,384

SCHUCKMAN
 REALTY INC.

25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
 120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
 516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701



DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701

BUILDING FACADE

**RXR'S BRAND-NEW
SAWYER PLACE
DEVELOPMENT**



**CURB CUT WITH
LOADING DOOR**



SCHUCKMAN
REALTY INC.

25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701

GROUND FLOOR INTERIOR



25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.

DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701

SECOND FLOOR INTERIOR



SCHUCKMAN
REALTY INC.

25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701

THIRD FLOOR INTERIOR



25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.

DOWNTOWN YONKERS FULL BUILDING SALE/LEASE OPPORTUNITY

5-7 WOODWORTH AVE. YONKERS, NY 10701

ROOF VIEW FACING RIVER



ROOF VIEW FACING SAWYER PLACE & AREA RETAIL



SCHUCKMAN[®]
REALTY INC.

25 WEST 39TH ST. SUITE 700 / NEW YORK, NY 10018
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.