



COMMERCIAL OFFICE

1981 CENTRAL PARK AVENUE

YONKERS, NY 10710



CONTACT US

ARIF BAKSH

Broker Associate

(914) 494-1549

Info@asarealestategroup.com

399 Knollwood Road Suite 101a,

White Plains NY, 10603

www.asarealestategroup.com



1981

CENTRAL PARK AVENUE



EXECUTIVE SUMMARY

1981 Central Park Avenue is a highly visible two-story commercial office building located along one of Westchester County's most heavily trafficked retail corridors. The property consists of approximately 7,600 square feet, currently configured as approximately 3,800 SF per floor, and is fully leased under an Absolute NNN lease structure, providing passive and predictable income.

The asset benefits from elevator access, a separate entrance to the second floor, and an existing pylon sign providing maximum street exposure along Central Park Avenue, where traffic counts approximate 30,000 vehicles per day.

Positioned on approximately 0.89 acres, the property includes 43 on-site parking spaces, strong frontage, and long-term stability within an established commercial corridor.

PROPERTY OVERVIEW

Property Address	1981 Central Park Avenue, Yonkers, NY 10710
Property Type	Commercial Office
Zoning	BR
Building Size	Approximately 7,600 SF
Floor Plates	Approximately 3,800 SF per level
Stories	Two (2)
Lot Size	Approximately 0.89 Acres (±38,783 SF)
Elevator	Yes
Second Floor Access	Separate Dedicated Entrance
Signage	Existing Pylon Sign
Traffic Count	Approximately 30,000 Vehicles Per Day
Parking	43 On-Site Surface Parking Spaces
Year Built	1985
Renovated	2012



PROPERTY OVERVIEW



Approximately 7,600 SF Total Building Area

Approximately 3,800 SF – Ground Floor
Approximately 3,800 SF – Second Floor



High Traffic Exposure

Approx. 30,000 vehicles per day along Central Park Avenue



Elevator-Served Building

Full ADA-accessible vertical circulation



Separate Second-Floor Entrance

Allows independent access configuration



43 On-Site Parking Spaces



Absolute NNN Lease
Passive Income Structure



Existing Pylon Signage
Prominent roadside branding opportunity



BR Zoning



Renovated in 2012



Ideal Passive Investment
Commercial Office Use



BUILDING FEATURES

- Flexible approximately 3,800 SF floor plates
- Elevator access serving both floors
- Independent entry to second level
- Strong curb appeal along major commercial corridor
- Pylon signage enhances tenant visibility
- Pylon signage enhances tenant visibility
- 43-space surface parking field
- Fully leased under Absolute NNN structure

The building is configured for commercial office use and provides stable tenancy under a triple-net lease arrangement.



Photo Gallery

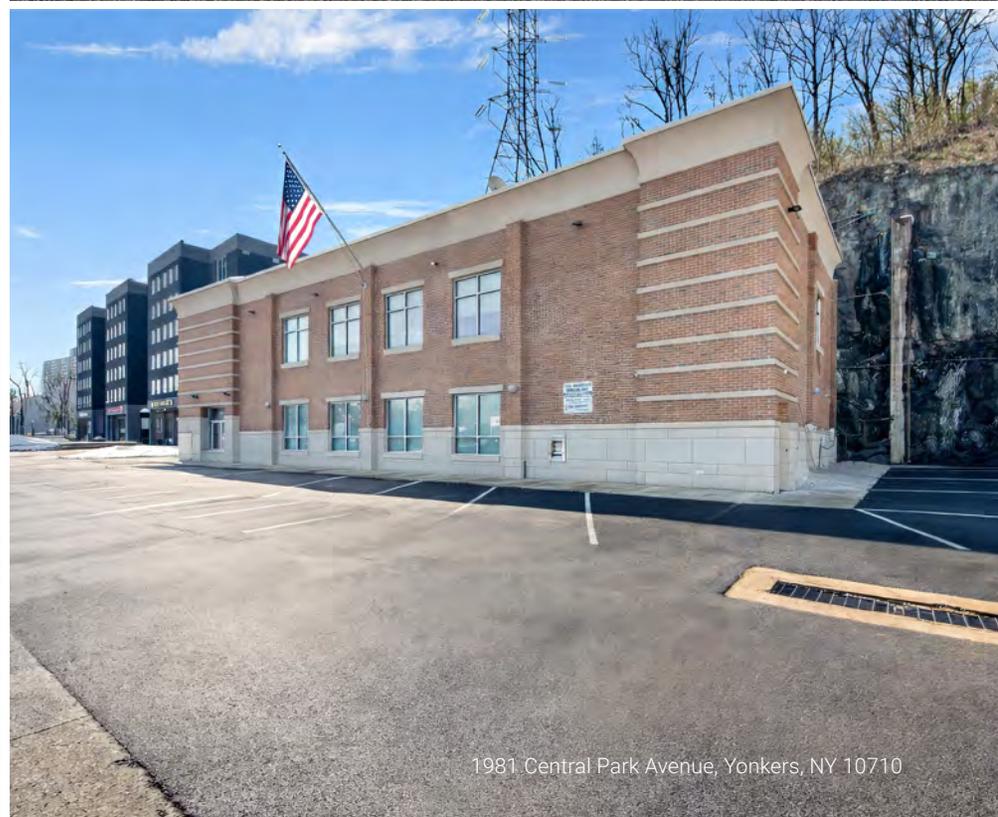


Photo Gallery



Photo Gallery



Photo Gallery



Photo Gallery



Photo Gallery



Aerial View



Aerial Map



Aerial Map



Financials available upon execution of NDA

LOCATION & TRAFFIC ADVANTAGE

Central Park Avenue is one of Yonkers' primary commercial arteries, characterized by national retailers, automotive dealerships, medical offices, and service businesses. The corridor experiences approximately 30,000 vehicles daily, delivering consistent exposure and branding opportunities.

The property offers convenient access to:

- Bronx River Parkway
- I-87 (New York State Thruway)
- Cross County Parkway

This strategic positioning supports both local and regional draw from Westchester County and the northern Bronx.





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With over two decades of experience in finance and real estate, I bring a disciplined, analytical approach to every transaction. At Besmatch, I have spent the past decade advising clients on residential, commercial, and investment properties, specializing in strategic deal structuring, negotiation, and value creation. As both a broker and investor, I understand transactions from every angle and am committed to delivering integrity, clarity, and results for every client.

Whether you're selling your home or searching for a new one, I am dedicated to providing fast and professional service tailored to your unique lifestyle needs. Trust me to deliver complete commitment, unwavering integrity, and exceptional results.