

245 Washington Avenue

New Rochelle, NY

Meticulously maintained auto body repair shop in business since 1937



As exclusive agents, we are pleased to offer
245 Washington Avenue **FOR SALE**

PROPERTY FEATURES

- ◆ +/- 5,088 SF lot and +/- 4,000 SF building; on site parking
- ◆ Includes private office, reception and repair shop; 3 roll up doors
- ◆ +/- 15' ceilings; Electric, 400 AMPs
- ◆ HVAC: Oil heat, A/C, (separate A/C in private office)
- ◆ Repair shop has ceiling fans
- ◆ Amenities: frame straightener, prep deck, paint booth, 5 HP compressor
- ◆ Zoned NB: Neighborhood business
- ◆ 2016 taxes: \$24,169.49
- ◆ Excellent location, corner of Washington Avenue and Fourth Street
- ◆ Close to I95 and downtown New Rochelle
- ◆ Minutes to Hutchinson River Parkway

For more information please contact:

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RAKOW
COMMERCIAL REALTY GROUP

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Site Plan

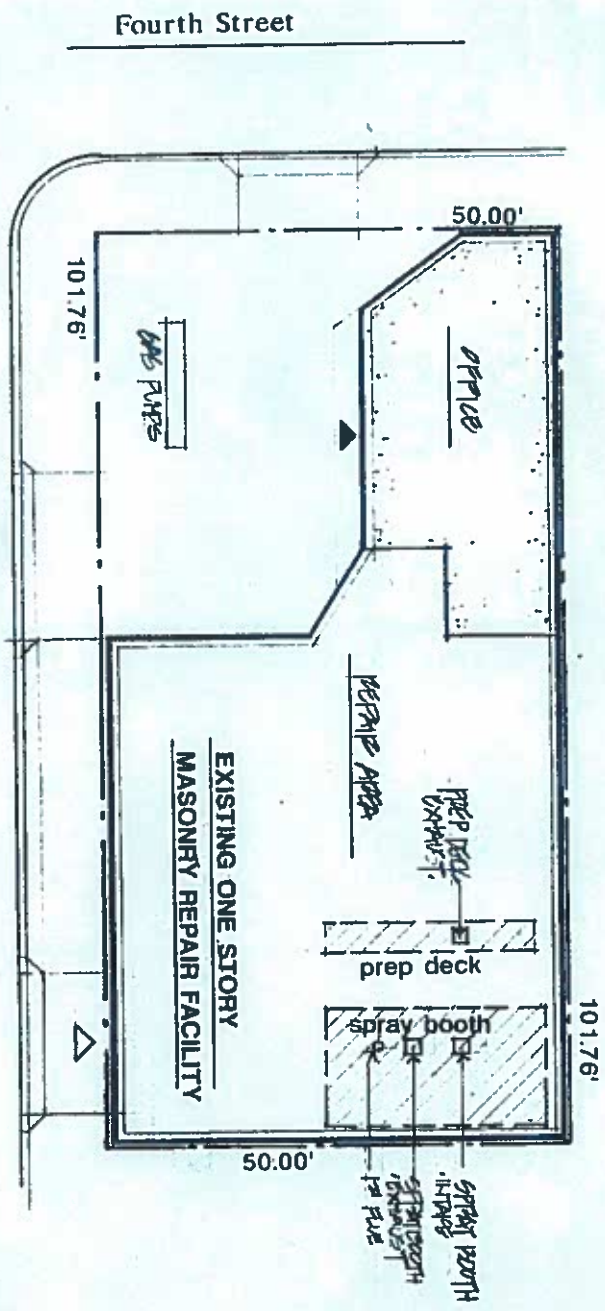
Scale:

1/8" = 1'-0"

NOTE: EXIST. SITE PLAN INFORMATION FROM A
 REPORT BY MARANO, JOHNSON AND QUINN, P.C.
 DATED: April 26, 1974

Washington Avenue

BLOCK: 1340
 LOT: 44
 ZONE: C-1



ROBERT STANZIALE, AIA
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 20 CEDAR STREET • NEW ROCHELLE, NY 10801
 914 633-0070

**Proposed Spray Booth and Prep Deck for
 Northeast Avanti**

245 Washington Avenue New Rochelle NY