

# COMMERCIAL BUILDING FOR SALE / RENT IN YONKERS

## 122 School Street

Yonkers, NY 10701



- Great investment opportunity. 10,000 sq.ft. of open space with an additional 10,000 sq.ft. of air rights.
- High ceilings (20 ft.) and it has been used as a auto part shop and has an industrial zoning.
- It can also be used as a storage, mechanic / body shop, factory etc.
- Will be delivered vacant.
- 15 minutes away from Manhattan
- 2 miles away from Saw Mill River Pkwy.
- The Yonker Amtrak station is 1.0 mile away at 5 Buena Vista Ave, Yonkers, NY 10701
- The closest transportation is a block away (bus BxM3).
- Block and a half away from 9A Broadway S route
- 13 minute drive from Van Courtland Park
- 2 miles from the Hudson River Museum
- Plenty of restaurant and grocery stores within 1-2 blocks.
- Saint Joseph's Medical Center is 2 blocks away.

**PRICE:** **\$1,200,000**

**Rental Monthly Price:** **\$9/sf NNN Lease**

**LOCATION:** Southwest Westchester County

**BLOCK/LOT:** 195/1.4

**LOT DIMENSIONS:** 10,210 SF

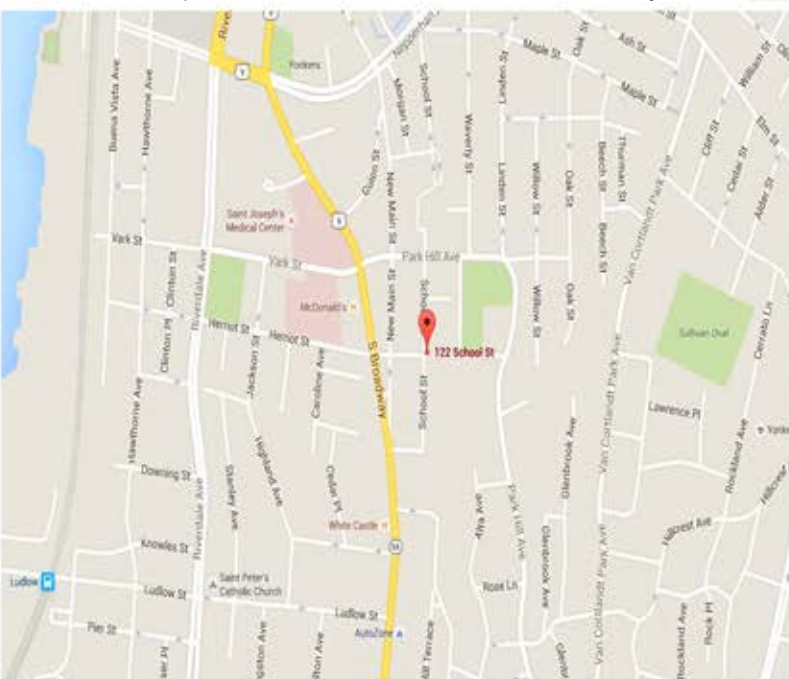
**BUILDING SIZE:** 10,000 SF

**STORIES:** 1

**FAR:** 20,000 sf

**AIR RIGHTS Available:** 10,000 sf

**TAXES:** \$16,600 (2014)



For further information or inspection, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footprints and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME AND ALL OTHER INFORMATION HEREIN.

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