

WHITE PLAINS, NY -- FOR SALE PRIME RETAIL CORNER PROPERTY



1211-1221 Mamaroneck Ave.

- **Excellent Mamaroneck Ave location at the corner of Rosedale Ave. Trade area includes White Plains affluent neighborhoods, in addition to Harrison/Purchase, Mamaroneck, and Scarsdale**
- **Corner building #1221 contains 1,950 s.f. on 14,000 +/- s.f. site—Vacant former gas station—Tanks and Pumps removed—property clean. Potential User/owner possibility**
- **Property to be delivered with No Further Action letter and \$5,000,000 Environmental Insurance**
- **2 store Taxpayer #1211-1215 containing 3,000 s.f. on 7,000 +/- s.f. site--leased to Drug Store and DryCleaner Drop Store—current net income \$95K per annum.**
- **Traffic count in excess of 21,000 vehicles daily plus Excellent Area Demographics**
- **B-2 Zone suitable for Retail, Office, Professional, with Service Station and Café Restaurant uses permitted by Special Permit. Permits 2-story (25') building, 50% coverage and .8 FAR**

Contact Exclusive Agent for Further Details and Pricing

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