



1007 & 1011 Yonkers Avenue

YONKERS, NY 10704

Prime Yonkers Office Building For Sale

FOR SALE

Asking Price: \$1,550,000



PROPERTY HIGHLIGHTS

1007 & 1011 Yonkers Avenue is a package consisting of two office buildings that combine for approximately 8,864 square feet. The property is located on the east side of Yonkers Avenue between Hildreth Place and Gaffney Place in the City of Yonkers.

1007 Yonkers Avenue is a two-story approximately 6,864 square foot building that is currently vacant. Both floors have 11' ceilings throughout. The building also has an at grade basement with drive-in access. 1011 Yonkers Avenue is a two-story approximately 2,000 square foot building that is currently occupied and being leased for \$2,400 a month.

The buildings are situated on two tax lots that total for approximately 9,002 square feet. The property is located a short distance from I-87 and the Bronx River Parkway.

BUILDING FEATURES

LOCATION	Located on the east side of Yonkers Avenue between Hildreth Place and Gaffney Place
BLOCK / LOTS	6331 / 25.26 & 27.28
LOT DIMENSIONS	1007 Yonkers Avenue: 54.72' x 100' (irreg.) 1011 Yonkers Avenue: 58' x 100' (irreg.)
STORIES	2
GROSS SF	1007 Yonkers Avenue: 6,864 SF plus basement 1011 Yonkers Avenue: 2,000 SF
ZONING	B District – neighborhood business and apartment houses, medium-density
LOT SIZE	9,002 SF (Approximate)
TOTAL ASSESSMENT (16/17)	\$27,900
TOTAL TAXES (16/17)	\$24,880

For More Information, Please Contact:

David Simone
Senior Director
(212) 660-7725
David.Simone@cushwake.com

Bill Eisenhut
Director
(212) 660-7768
Bill.Eisenhut@cushwake.com

Michael Fioravanti
Senior Associate
(212) 589-5119
Michael.Fioravanti@cushwake.com

Cushman & Wakefield
275 Madison Avenue
New York, NY 10016
phone: +1 212 696 2500
nyinvestmentsales.com

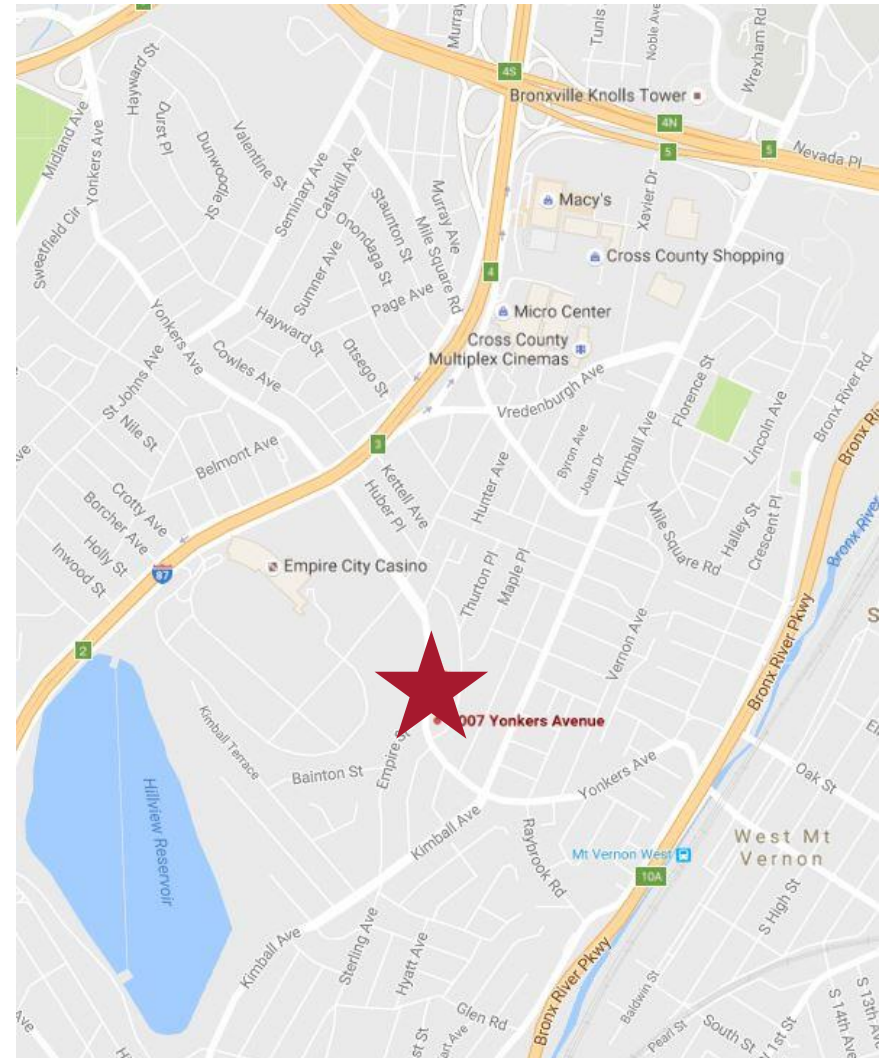
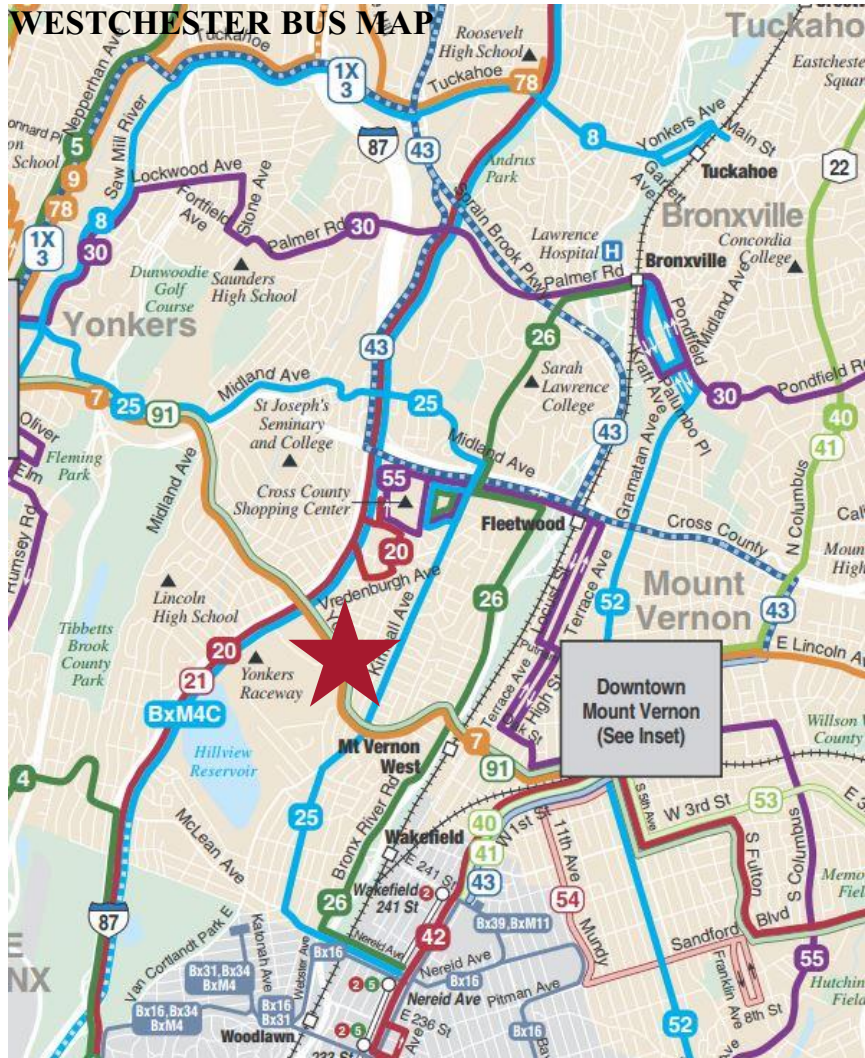
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