

## CELEBRATING OUR 20TH ANNIVERSARY



**New Rochelle, New York**  
**2 Birch Street**  
3,500 - 31,250 SF Zoned LI; 12' - 30' Ceiling Heights  
6" Gas Line 2,000 +AMPS 3 Covered Loading Docks,  
Price Reduced  
Asking Sales Price: \$4,500,000



**Yorktown Heights, New York**  
**3805 Compound Road**  
20,670 SF Building on 2.77 Acres  
225' Frontage on Route 202 Zoned Auto, Restaurant,  
Retail, Health Club, Price Reduced  
Asking Sales Price: \$2,975,000



**Ossining, New York**  
**79 South Highland Avenue**  
25 Apartments: Seven 2 Bedroom; Eighteen 1 Bedroom.  
7 Storage Units & On-Site Laundry On-Site Parking  
Projected NOI \$259,000  
Asking Sales Price: \$3,595,000



**Pelham, New York**  
**919 West Street**  
20,000 SF, 30 On-Site Parking Spaces 14' -25' Ceilings  
Loading Docks, OH Garage Doors, Across from Fairway  
Market, Great Signage & Visibility  
Asking Sales Price: \$2,625,000



**White Plains, New York**  
**66 Church Street**  
8,500 SF Corner with Traffic Light, Adjacent to Municipal  
Parking Lot, Walk to Train and Bus, Court Houses,  
White Plains Hospital  
Asking Sales Price - \$2,975,000



**Mamaroneck, New York**  
**566 East Boston Post Road**  
23,032 SF + 900 SF Basement 3 Stories + Basement,  
Elevator Building, 14 On-Site Parking  
Zoned Retail & Office, Can be Delivered Vacant  
Asking Sales Price: \$3,950,000



**Mount Kisco, New York**  
**91 Smith Avenue**  
6,400 SF, 2 Floors on Grade, 32 Onsite Parking Spaces  
0.60 Acres, 102' of Frontage, OD Zoning - Professional &  
Medical Uses, Current NOI \$107,600  
Asking Sales Price: \$2,100,000



**Mount Vernon, New York**  
**295 East Sanford Boulevard**  
160' Frontage Approximately .33 Acre  
425,000 +/- Gallons Annually - M-T-M Contract,  
\$1,710,000 +/- Annual Gross Sales  
Asking Sales Price: \$2,150,000



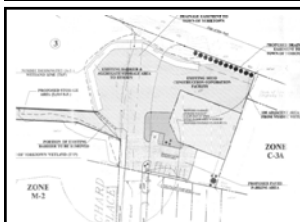
**Bronx, New York**  
**2370 Lorillard Place**  
10,000 SF, 12' Ceilings Sprinklered, Gas Heat, New Roof,  
3 Curb Cuts, Zoned R-6 Annual Real Estate Taxes \$22,100  
Two Tenants Pay \$45,600 Rent Annually  
Asking Sales Price: \$1,675,000



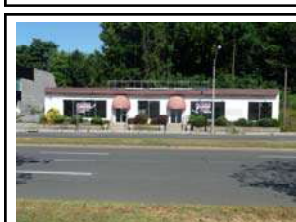
**Mohegan Lake, New York**  
**Route 6 & Mohegan Avenue**  
4,000 +/- SF Bank 2 Drive Thrus - 1.4 Acres  
Retail & Medical Permitted, Corner With Traffic Light,  
18,500 Cars Per Day  
Asking Sales Price: \$2,000,000



**Yonkers, New York**  
**28 North Broadway**  
2,500 SF, Perfect for Owner/User Building completely  
renovated Brand new-Roof, Façade, Baths, Plumbing,  
Electric, HVAC Zoned CBD, take-out food permitted  
Asking Sales Price: \$599,000



**Yorktown Heights, New York**  
**300 Richards Place**  
3.4 Acres Industrial Land I-2 Zoned  
Annual Real Estate Taxes - \$2,410  
Asking Land Rent: \$85,000 NNN  
Asking Sales Price: \$1,950,000



**Yonkers, New York**  
**2475 Central Park Avenue**  
3,000 SF 30 x 100  
Onsite Parking  
Across From Major Retail  
Asking Sales Price: \$1,550,000



**Mamaroneck, New York**  
**141 Halstead Avenue**  
14,000 SF Four Story Office Building  
Across from Train Station, 9 Onsite Parking Spaces  
Owner/User Possible, \$183,000 NOI  
Asking Sales Price: \$2,400,000



**Yonkers, New York**  
**252 Lake Avenue / 540 Nepperhan Avenue**  
43,200 SF 1.6 Acres Industrial  
Owner/User or Investor  
Asking Sales Price: \$2,375,000



**Harrison, New York**  
**231 Halstead Avenue**  
3,500 SF Retail Building  
Downtown Harrison  
Asking Sales Price: \$825,000