

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



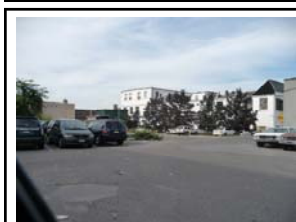
Yorktown Heights, New York
300 Richards Place
3.4 Acres Industrial Land I-2 Zoned
Annual Real Estate Taxes - \$2,410
Asking Land Rent: \$85,000 NNN
Asking Sales Price: \$1,950,000



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