

# FOR SALE OR LEASE



**950-960 Mamaroneck Avenue**  
Mamaroneck, New York

## Property Features

- » 8,000 SF + 1,900 SF Useable Basement
  - 1,465 SF - Leased to Domino's Pizza - 7/25
  - 2,865 SF - Office Space
  - 3,671 SF - Office/Warehouse Space
- » Zoned C-1. Approx. 3/4 acre
- » 25 On-Site Parking Spaces
- » 11'-12' Ceiling Heights
- » 600 Amps. Sprinklered, Gas Heat. Overhead Garage Door
- » Off Exit 18 of I-95
- » Annual Real Estate Taxes \$47,000
- » Average Daily Traffic Count - 19,630

### Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	17,385	88,200	275,555
» Avg HH Income	\$125.366	\$163.614	\$139.075

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

## Contact:

Exclusive Agent:

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Exclusive Agent:

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## Asking Sales Price

**\$2,800,000**

## Asking Rent:

**\$30 PSF NN**



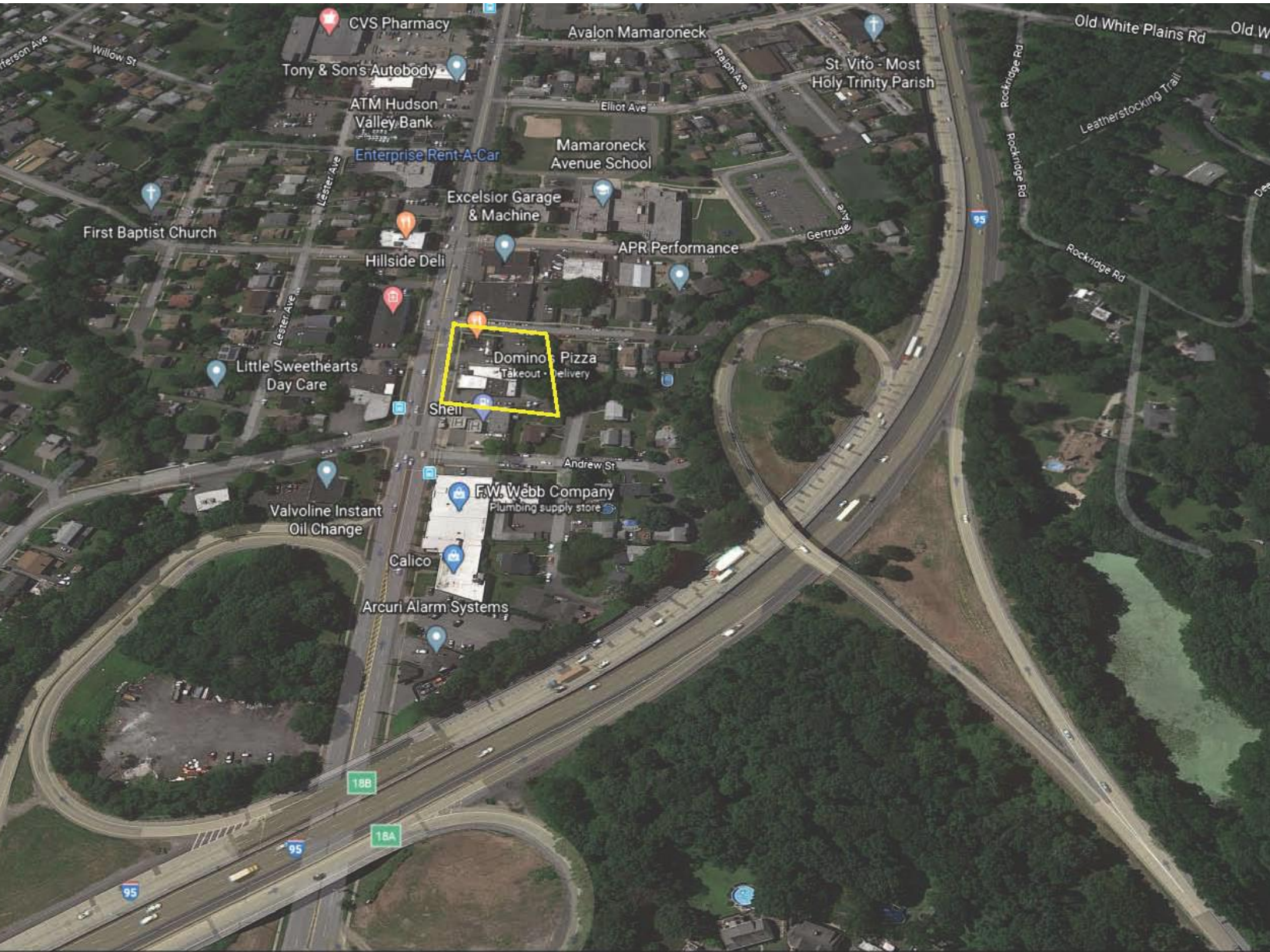
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# Map



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