

RETAIL PROPERTY FOR SALE



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



**34 Weyman Avenue
New Rochelle, New York**

Property Features

- » 6,000 SF
- » Free Standing Building
- » 10 On Site Parking Spaces
- » Adjacent To CVS, Across From Home Depot
- » Close to Costco, Ashley Furniture, Mattress Firm, & Harley Davidson

Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-----------------|---------------|---------------|---------------|
| » Population | 40,728 | 224,016 | 618,201 |
| » Avg HH Income | \$54,931 | \$55,536 | \$56,284 |

» Sale Price: \$2,500,000

Contact:

Exclusive Agent:

Pam Bren Goldschmidt

Phone: 914-723-1616

Email: pam@ga-re.com

Exclusive Agent:

Adam Bren

Phone: 914-723-1616

Email: adam@ga-re.com

34 Weyman Avenue New Rochelle, NY



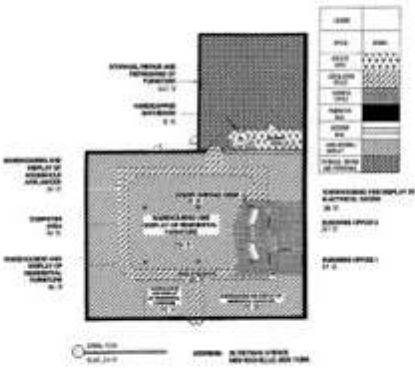
All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal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

34 Weyman Avenue New Rochelle, NY

Aaron's
36 Weyman Avenue
New Rochelle, NY 10805-1409



NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FOR BEARING OF ALL EXISTING WALLS / FOUNDATIONS OR CONCRETE IS SPECIFICALLY REFERRED TO IN THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC AREAS TO THE PREVIOUS FROM THE ARCHITECT'S DOCUMENTS.



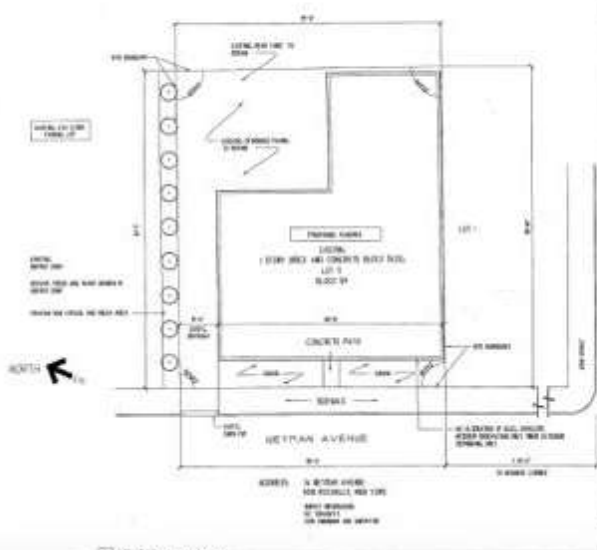
LOCATION PLAN SCALE: 1/8" = 1'-0"

GENERAL REQUIREMENTS FOR CONSTRUCTION:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS AND THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
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SECTION
10-10-00

- DRAWING INDEX**
- 01 CIVIL/MECHANICAL
 - 02 SITE PLAN
 - 03 LOCATION PLAN
 - 04 ZONING CALCULATIONS
 - 05 EXISTING CONDITIONS AND DEMOLITION PLAN
 - 06 CONSTRUCTION PLAN
 - 07 REFLECTED CEILING PLAN
 - 08 ELECTRICAL PLAN
 - 09 FURNISHING PLAN
 - 10 BUILDING ELEVATION
 - 11 BUILDING SECTION
 - 12 DETAILS



FLOOR PLAN SCALE: 1/8" = 1'-0"

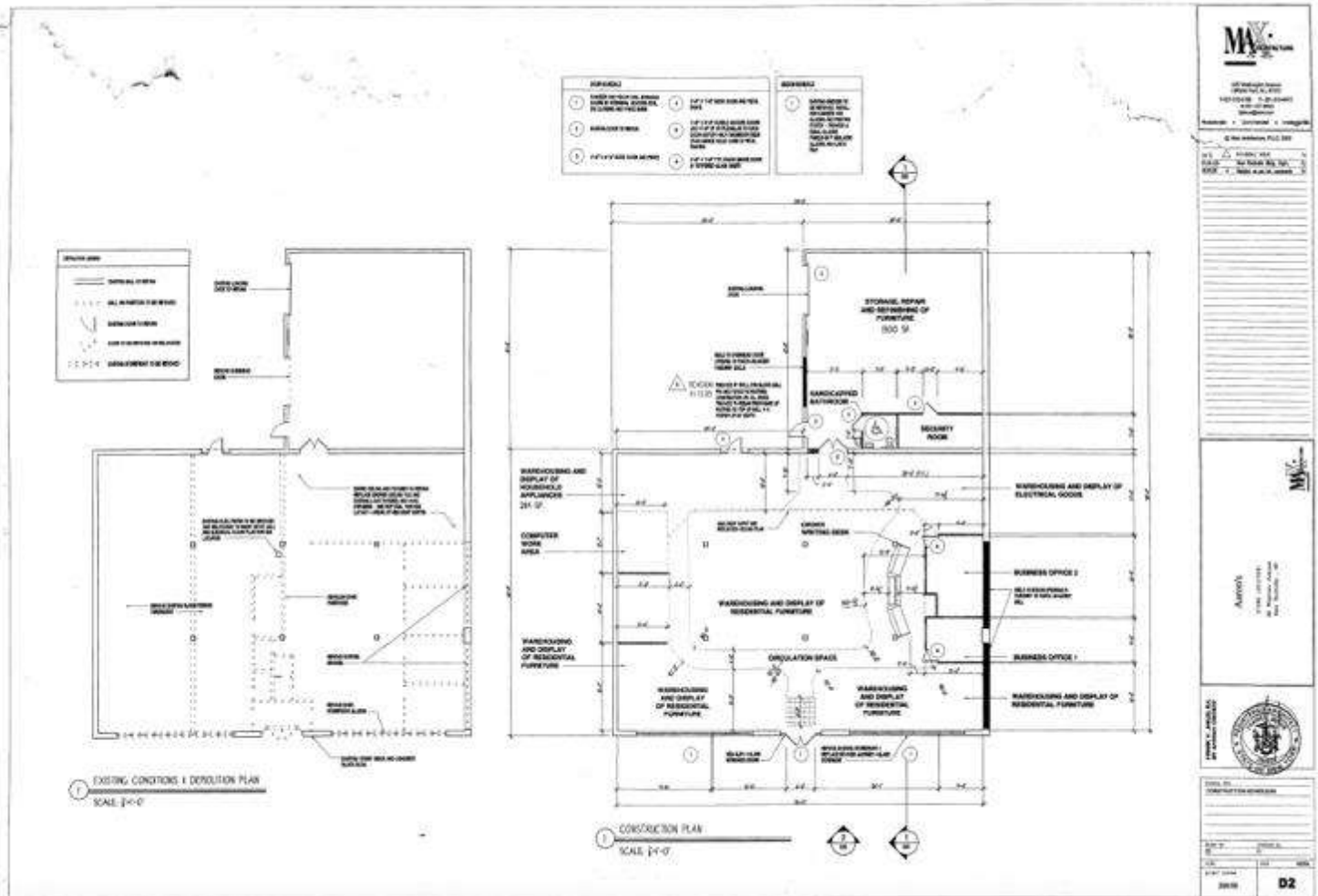
NOTICE:
THE DESIGN AND CONSTRUCTION OF THE BUILDING ARE SUBJECT TO ALL CURRENT LAWS, ORDINANCES, AND REGULATIONS.
THE DRAWINGS HAVE BEEN PREPARED WITH THE MOST CURRENT INTERPRETATION OF THE APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
NO DESIGN FROM THESE PLANS SHALL BE PERMITTED WITHOUT WRITTEN CONSENT.

SECTION
10-10-00



PROJECT INFORMATION
PROJECT NO.: 10805-1409
DATE: 10/10/00
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

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