

FOR SALE OWNER/USER OFFICE PROPERTY



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



188 & 200 Summerfield Street Scarsdale, New York

Property Features

- » Perfect Owner/User Property
 - » Two 3-Story Buildings - Total 14,500 SF
 - » 2,500 SF Available in 188 Lobby Level
 - » 25 On Site Parking Spaces Plus Permit Parking
 - » Adjacent To The Municipal Parking Lot
 - » Just Off RT 22 & Brook St, Bronx River Parkway
- Close To DeCicco & Sons, CVS, Vernon Hills Shopping Center,
Restaurants, and Banks

» Stabilized Gross Income	\$331,000
Less RE Taxes	- 59,000
Less OP EX	- 66,000
<u>Stabilized NOI</u>	<u>\$206,000</u>

Contact:

Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616

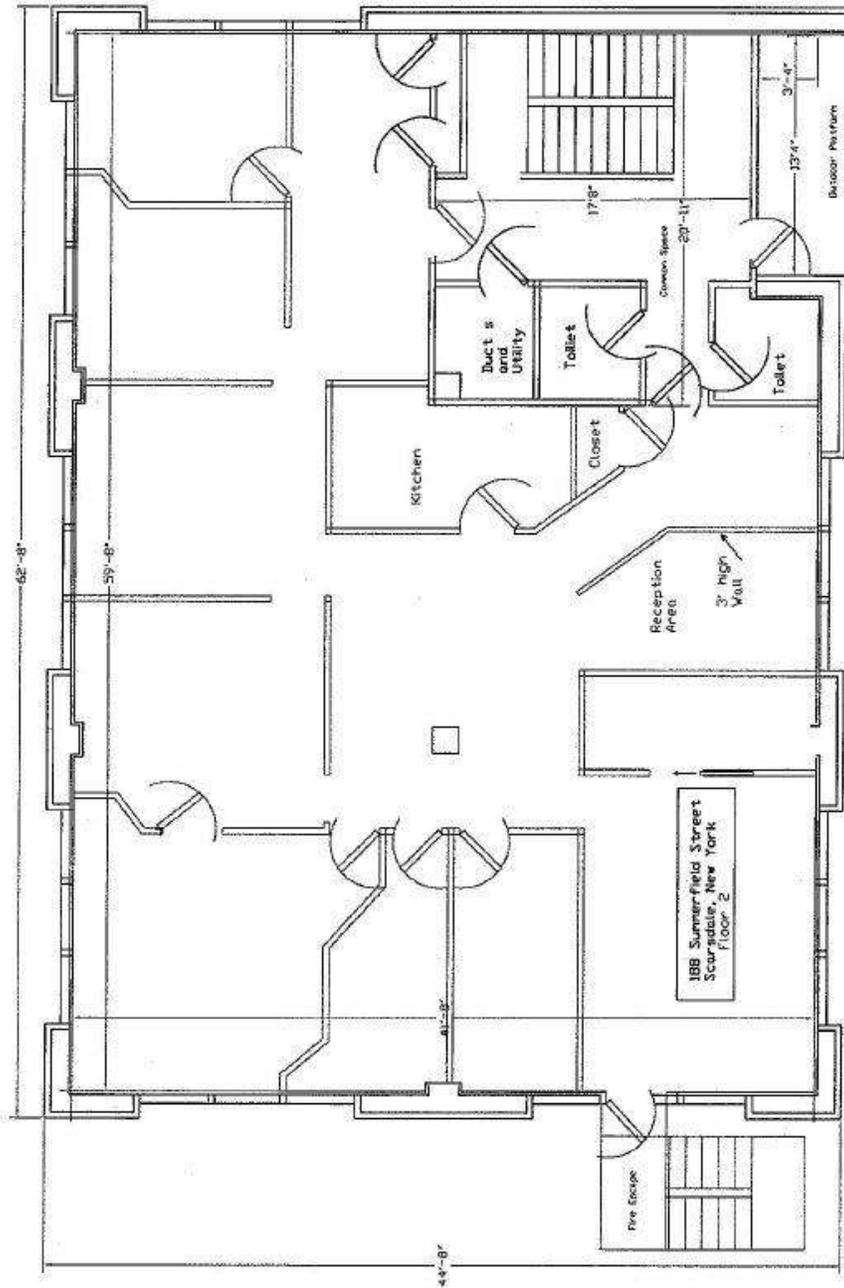
Email: eric@ga-re.com

Asking Sales Price

\$3,350,000

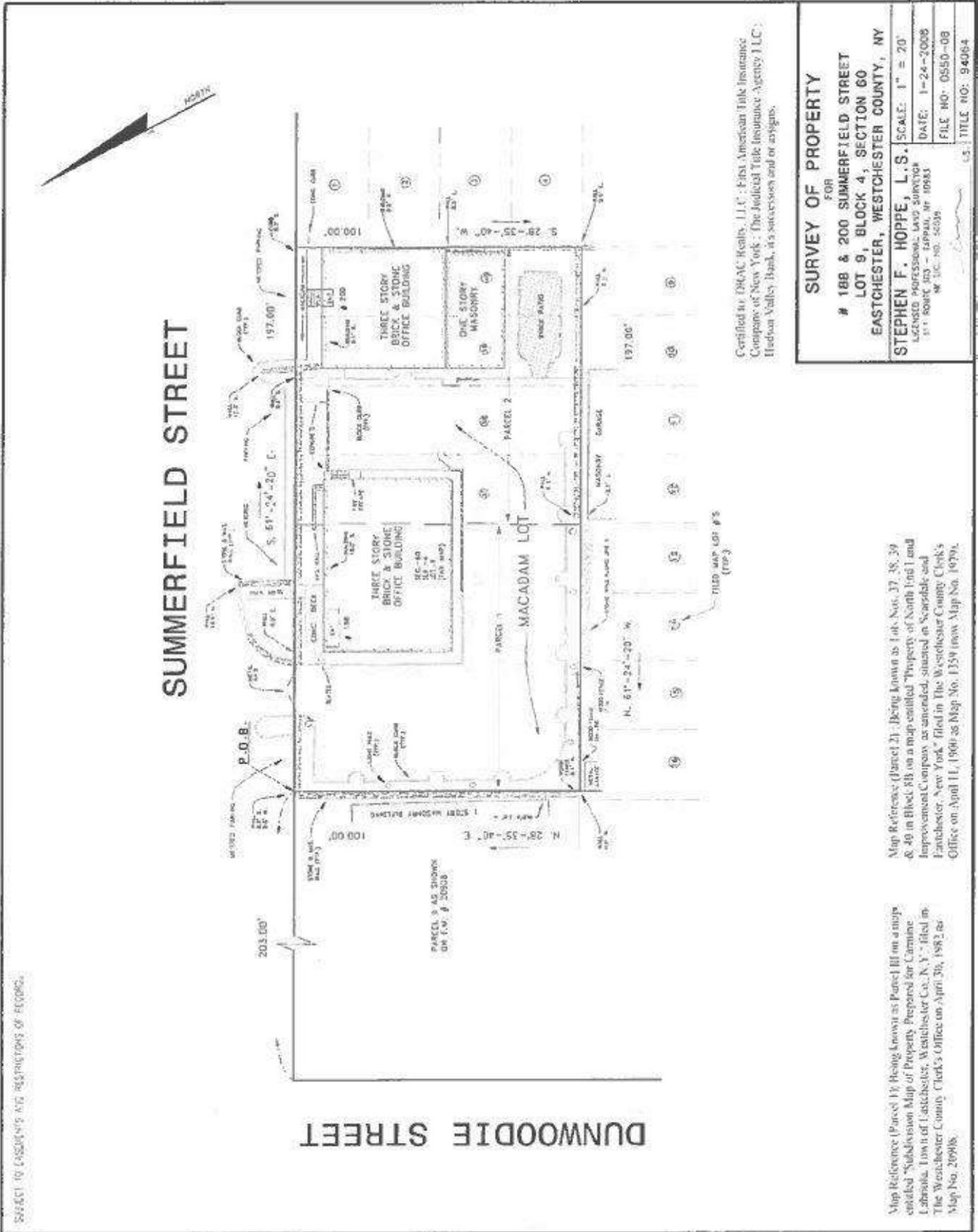
Price Reduced

188 & 200 Summerfield Street Scarsdale, NY



AVAILABLE

188 & 200 Summerfield Street Scarsdale, NY



Certified to: DRAC Realty, LLC - First American Title Insurance Company of New York - The Judicial Title Insurance Agency LLC - Hudson Valley Bank, its successors and/or assigns.

SURVEY OF PROPERTY
 FOR
188 & 200 SUMMERFIELD STREET
LOT 9, BLOCK 4, SECTION 60
EASTCHESTER, WESTCHESTER COUNTY, NY

STEPHEN F. HOPPE, L.S. SCALE: 1" = 20'
 LICENSED PROFESSIONAL LAND SURVEYOR
 151 BOULEVARD - SPRINGFIELD, NY 10981
 NY REG. NO. 26038
 DATE: 1-24-2008
 FILE NO. 0550-08
 L.S. TITLE NO: 94064

Map Reference (Parcel 2) - Being known as Lots Nos. 37, 38, 39 & 40 in Block 815 on a map entitled "Property of North End Land Improvement Company as amended - situated in Scarsdale and Purchase, New York" filed in The Westchester County Clerk's Office on April 11, 1900 as Map No. 1354 (now Map No. 1979).

Map Reference (Parcel 1) - Being known as Parcel III on a map entitled "Subdivision Map of Property Prepared for Carmine Labriola - Town of Eastchester, Westchester Co., N.Y." filed in The Westchester County Clerk's Office on April 20, 1982 as Map No. 26998.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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.

188 & 200 Summerfield Street Scarsdale, NY

COUNTY OF WESTCHESTER - TOWN OF EASTCHESTER
 ROCCO N. CACCIOLA - RECEIVER OF TAXES
 2021 COUNTY AND TOWN REAL PROPERTY TAX BILL
 * For Fiscal Year: 01/01/2021-12/31/2021 *Warrant Date 3/19/2021

Bill No. 005107

MAKE CHECKS PAYABLE TO	TO PAY IN PERSON
RECEIVER OF TAXES 40 MILL ROAD EASTCHESTER, N.Y. 10709	Rocco N. Cacciola -Receiver of Taxes Office Hours 8:30AM - 4:30PM (914) 771-3346 rcacciola@eastchester.org

SWIS/SBL ADDRESS & LEGAL DESCRIPTION	
552489	60./4/9
Address: 188 SUMMERFIELD ST	
Muni: EASTCHESTER	
School: EASTCHESTER UFSD	
Class: Office Building	Roll Sect: 1
Acreage: 0.43	
Bank Code:	Tax Code: 3
Estimated State Aid:	
County: \$251,952,165	
Town: \$867,774	

DRAC REALTY LLC
 121A MONTGOMERY AVE
 SCARSDALE, NY 10583

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of 07/01/2019 \$2,174,336.00

The Total Assessed Value of the property is: 24570

The Uniform Percentage of Value used to establish assessments in your municipality was: 1.13

YOUR TAX BILL INCLUDES THE COUNTY TAXES AND FIRE DISTRICT TAXES. EASTCHESTER ACTS MERELY AS A COLLECTION AGENT.

Pay on-line @ www.eastchester.org

Exemption	Value	Tax Purpose	Full Value	Exemption	Value	Tax Purpose	Full Value
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Taxing Purpose	Total Tax Levy	% Chg From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or per Unit	Tax Amount
TOWN OUTSIDE	16870732	1.2000	24570	310.325401	7624.7000
WESTCHESTER COUNTY	27374301	0.0000	24570	270.962300	6657.5400
TOWN WIDE	3836430	2.8000	24570	37.974901	933.0400
COUNTY WASTE DIST	2585604	7.9000	24570	25.158602	618.1500
EASTCHESTER FIRE DIS	17695500	0.0000	24570	172.792600	4245.5100
BRONX VALLEY SEWER	3349344	0.0000	24570	37.740000	927.2700
TOWN SEWER DISTRICT	416384	3.5000	24570	7.528502	184.9800

DUE DATE 4/1/2021

PAYABLE BY 04/30/2021 WITHOUT PENALTY

TOTAL TAX	21191.19	ADD FEE	0.00	PENALTY	\$0.00	TOTAL DUE	\$21,191.19
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2021 COUNTY AND TOWN REAL PROPERTY TAX BILL
 County of Westchester - Town of Eastchester



DRAC REALTY LLC
 121A MONTGOMERY AVE
 SCARSDALE, NY 10583

Bill No.	005107
TOTAL TAX	21191.19
ADD FEES	0.00
PENALTY	\$0.00
TOTAL DUE	\$21,191.19

552489 60./4/9 **Bank:**
 TOWN OF: EASTCHESTER
 SCHOOL: EASTCHESTER UFSD
 PROPERTY ADDRESS: 188 SUMMERFIELD ST

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188 & 200 Summerfield Street Scarsdale, NY

EASTCHESTER UFSD 2021-2022 SCHOOL TAXES

Bill No. **002173**

Fiscal Year: 07/01/2021-06/30/2022 Warrant Date: 8/20/2021

MAKE CHECKS PAYABLE TO	TO PAY IN PERSON
RECEIVER OF TAXES 40 MILL ROAD EASTCHESTER, N.Y. 10709	Rocco N. Cacciola -Receiver of Taxes Office Hours 8:30AM - 4:30PM (914) 771-3346 rcacciola@eastchester.org Pay on-line at www.eastchester.org

SWIS/SBL ADDRESS & LEGAL DESCRIPTION
552489 60./4/9
Address: 188 SUMMERFIELD ST
Muni: EASTCHESTER
School: EASTCHESTER UFSD
NYS Tax & Finance School District Code: 169
Tax Code:
Parcel: Office Buildin Roll Sect: 1
Acreege: 0.43
Bank Code:
Estimated State Aid: \$10,000,000

DRAC REALTY LLC
121A MONTGOMERY AVE
SCARSDALE, NY 10583

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the Full Market Value of this property as of 07/01/2020 was \$2,174,336
 The Total Assessed Value of the property is: 24,570.00
 The Uniform Percentage of Value used to establish assessments in your municipality was: 1.13

Exemption	Value	Tax Purpose	Full Value	Exemption	Value	Tax Purpose	Full Value

Taxing Purpose	Total Tax Levy	% Chg From Prior Year	Taxable Assessed Value without STAR	Rates per \$1000 or per Unit	Tax Amount
Eastchester UFSD	77,914,058	2.0000	24570	1,553.1647	38161.2600

Rates	2020-2021	2021-2022	% Change
Eastchester UFSD	1525.991000	1553.16470	1.78

PAYMENT SCHEDULE:	Penalty/Interest	Amount	Total Due
09/30/2021	\$0.00	\$19,080.63	\$19,080.63
01/31/2022	\$0.00	\$19,080.63	\$19,080.63

TOTAL TAXES \$38,161.26

PAYABLE BY 09/30/2021 WITHOUT PENALTY

Municipality: EASTCHESTER
 School: EASTCHESTER UFSD
 188 SUMMERFIELD ST
 Property Address:
 DRAC REALTY LLC
 121A MONTGOMERY AVE
 SCARSDALE, NY 10583

Receiver's Stub

	BILL #	002173
	FIRST HALF	SECOND HALF
BASE DUE	\$19,080.63	\$19,080.63
PENALTY	\$0.00	\$0.00
MISC FEES	\$0.00	\$0.00
TOTAL	\$19,080.63	\$19,080.63
552489 60./4/9	DUE	\$38,161.26

552489 60./4/9
Bank Code:

First half tax must be received by 09/30/2021
 Second half tax must be received by 01/31/2022



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