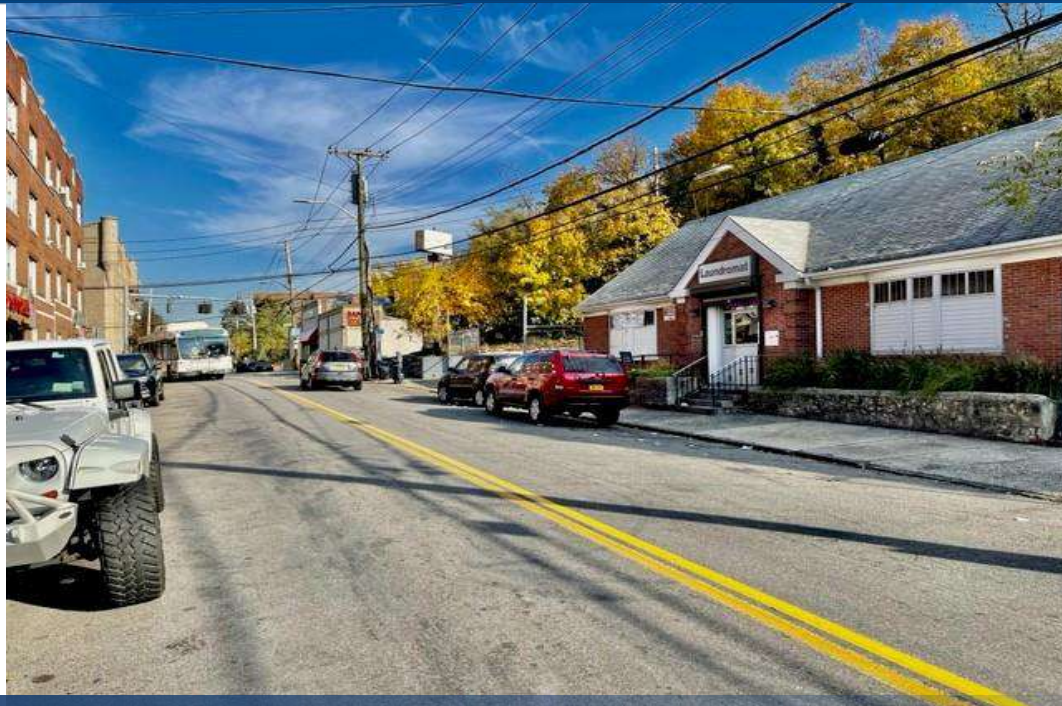


# Freestanding Building For Sale



## 370 Warburton Avenue Yonkers, New York

### Property Features

- » 2,100 SF W/Drive Thru
- » Delivered Vacant
- » 10 Parking Spaces
- » Gas Fired HVAC - City Water/Sewer
- » Traffic Lit corner w/Glenwood Avenue
- » Very Close to Train, Bus and Family Dollar
- » Zoned BR
- » Real Estate Taxes - \$15,500 Annually
- » Traffic Count 27,154 Cars Daily

### Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	39,248	176,121	550,916
» Avg HH Income	\$71,500	\$92,486	\$107,174

### CONTACT

Exclusive Agent:

**Eric S. Goldschmidt**

Phone: 914-723-1616

Email: [eric@ga-re.com](mailto:eric@ga-re.com)

Asking Sales Price:

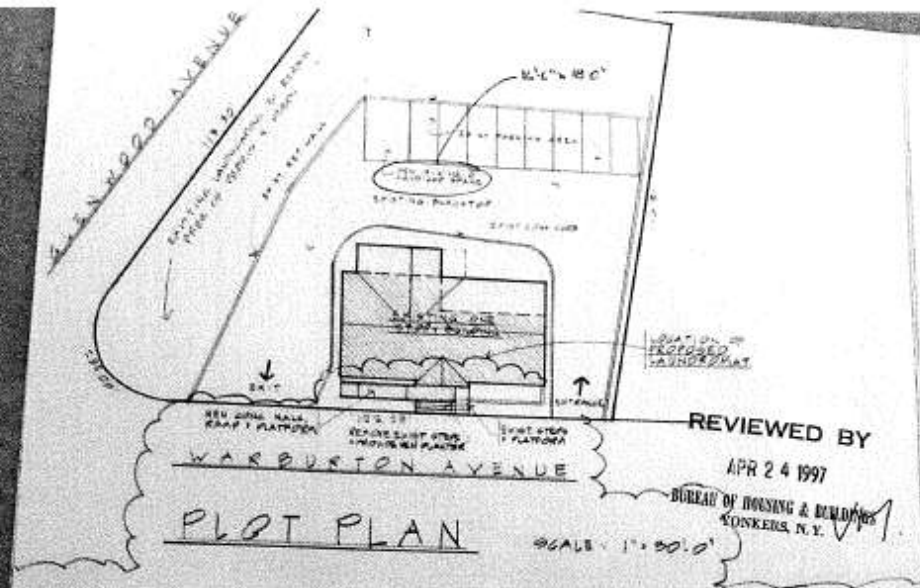
**\$1,475,000**



*John F. Meyer*  
John F. Meyer  
COMMISSIONER



# Warburton Avenue Yonkers, New York



## CONDITIONS

1. Building must comply with all applicable building, electrical and fire codes.
2. Monoxide and smoke detectors be installed and connected to a central station. This is to be a hard-wired system.
3. Games or TV sets in this laundromat.
4. Spaces are going to be for customers only.
5. The hours of operation are 7:00 AM to 9:00 PM.
6. The landscaping and the facade to be under the direction of the Planning Bureau, Mr. Mazzella or Future owner, who will comply with their wishes.
7. That the building be in compliance with the hard-wired requirements of the New York State Code.
8. That all back taxes here to be paid within 30 days from tonight (January 15, 1996).

SECTION 1 BLOCK 215 LOT 1

PROPOSED LAUNDROMAT AT  
370 WARBURTON AVENUE  
YONKERS NEW YORK 10703  
ANTHONY MAZZELLA (OWNER)

Frank S. Costa, R.A.  
Architect  
756 Palisade Avenue  
Yonkers, New York 10703  
(914) 476-9700

Scale: as noted  
Date: 10 20 95  
Drawn by: C.W.

Sheet No.

1

of

This plan, specification and/or representation submitted for use in the city of Yonkers, New York, is the property of the City of Yonkers, New York, and shall not be used for any other purpose without the written consent of the City of Yonkers, New York.



# Warburton Avenue Yonkers, New York

