

RETAIL PROPERTY FOR SALE



34 Weyman Avenue New Rochelle, New York

Property Features

- » 6,000 SF
- » Free Standing Building Lease to Desire DKB Home
- » 10 On Site Parking Spaces
- » Adjacent To CVS, Across From Home Depot
- » Close to Costco, Ashley Furniture, Mattress Firm, Harley Davidson, LA Fitness, Land Rover, Diner
- » Lease Expiration - 2027 plus 2 Five-year Options

Annual Income - \$129,658
Real Estate Taxes \$36,000
NOI - \$93,658

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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» Population	44,142	225,498	594,317
» Avg HH Income	\$109,817	\$105,661	\$101,986

» **Sale Price: \$1,950,000**

Contact:

Exclusive Agent:

Pam Bren Goldschmidt

Phone: 914-723-1616

Email: pam@ga-re.com

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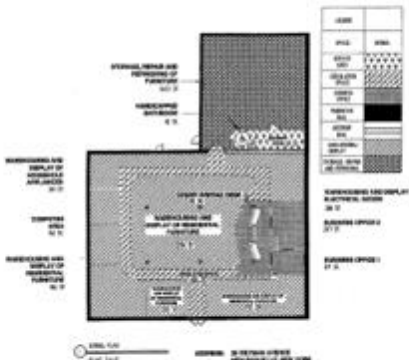
34 Weyman Avenue New Rochelle, NY

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



1000 W. 10th Street
New Rochelle, NY 10801
Tel: 914.235.1100
Fax: 914.235.1101
www.maxny.com

NOTES
1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL CITY AND STATE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT'S OFFICE.



LOCATION PLAN SCALE 1/4" = 1'-0"

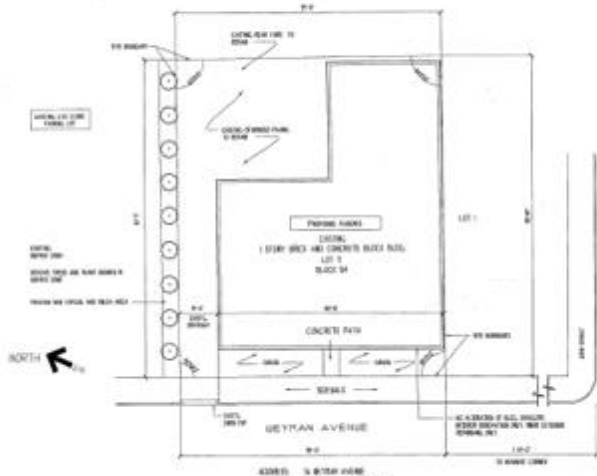
- DRAWING INDEX**
- 01 COVER SHEET
 - 02 SITE PLAN
 - 03 EXISTING CONDITIONS AND DEMOLITION PLAN
 - 04 REFLECTED CEILING PLAN
 - 05 FINISH PLAN
 - 06 BUILDING ELEVATION
 - 07 DETAILS

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FLOOR PLAN SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/15/08	ISSUED FOR PERMITS	JL	MS
2	01/20/08	REVISED PERMITS	JL	MS
3	02/01/08	REVISED PERMITS	JL	MS
4	02/15/08	REVISED PERMITS	JL	MS
5	03/01/08	REVISED PERMITS	JL	MS
6	03/15/08	REVISED PERMITS	JL	MS
7	04/01/08	REVISED PERMITS	JL	MS
8	04/15/08	REVISED PERMITS	JL	MS
9	05/01/08	REVISED PERMITS	JL	MS
10	05/15/08	REVISED PERMITS	JL	MS

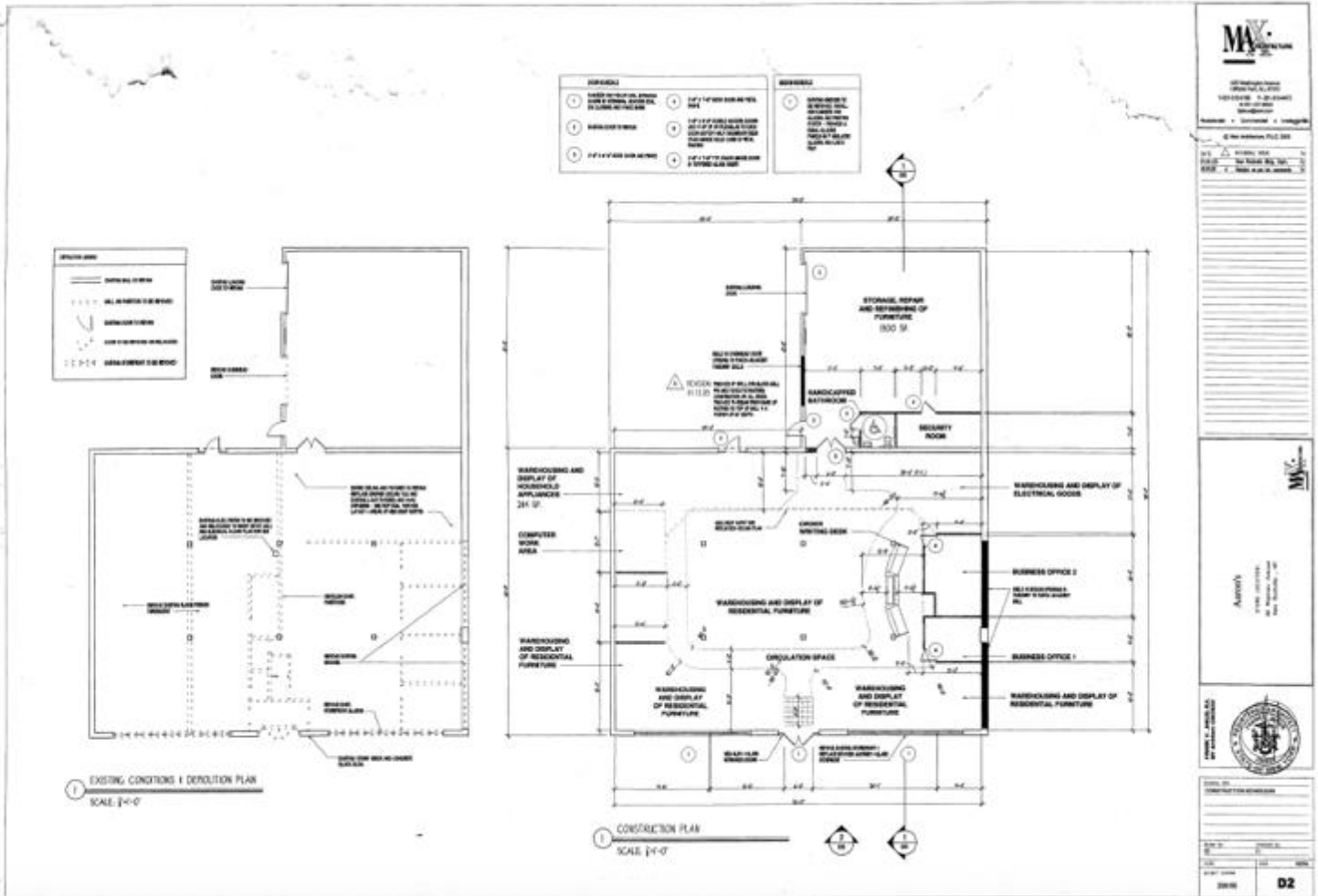
NOTICE:
THE DESIGN AND LAYOUT OF THE DRAWINGS ARE CONSISTENT OF ALL CURRENT AMENDMENTS.
THE DRAWINGS HAVE BEEN UPDATED WITH THE MOST CURRENT INTERIOR SPECIFICATIONS.
NO DEVIATION FROM THESE PLANS WILL BE PERMITTED WITHOUT WRITTEN CONSENT.

MAX
ARCHITECTS
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DATE	01/15/08
SCALE	1/4" = 1'-0"
PROJECT	36 WEYMAN AVENUE
CLIENT	AARON'S
ARCHITECT	JAMES J. MAX
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