

FOR SALE MEDICAL AND PROFESSIONAL BUILDING



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



18 Ashford Avenue
Dobbs Ferry, New York

Property Features

- » 12,400+/- RSF
- » 3 Story Elevator Building - Gas Heat
- » Blocks to St. John's Riverside Hospital and Mercy College
- » Tenants Include - Northwell and Montefiore
- » Off Rt. 9. Across from Walgreens
- » 27 On Site Parking Spaces plus Street Parking
- » Bee Line Bus in Front of Building
- » 24/7 Access
- » Gross Income
 - Current Tenants - \$363,650
 - Vacancies - 184,300 \$547,950
 - Operating Expenses - 176,603
 - Potential NOI \$371,347

Asking Sales Price: \$6,990,000

CONTACT

Exclusive Agent:

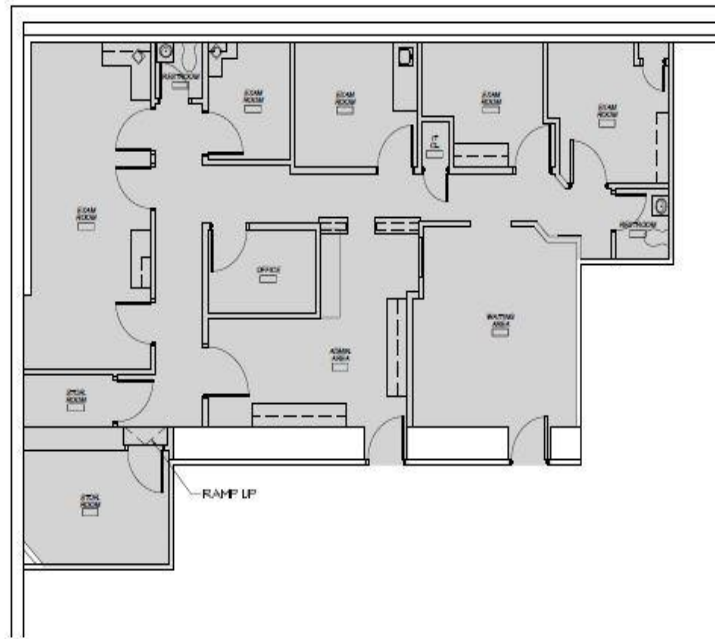
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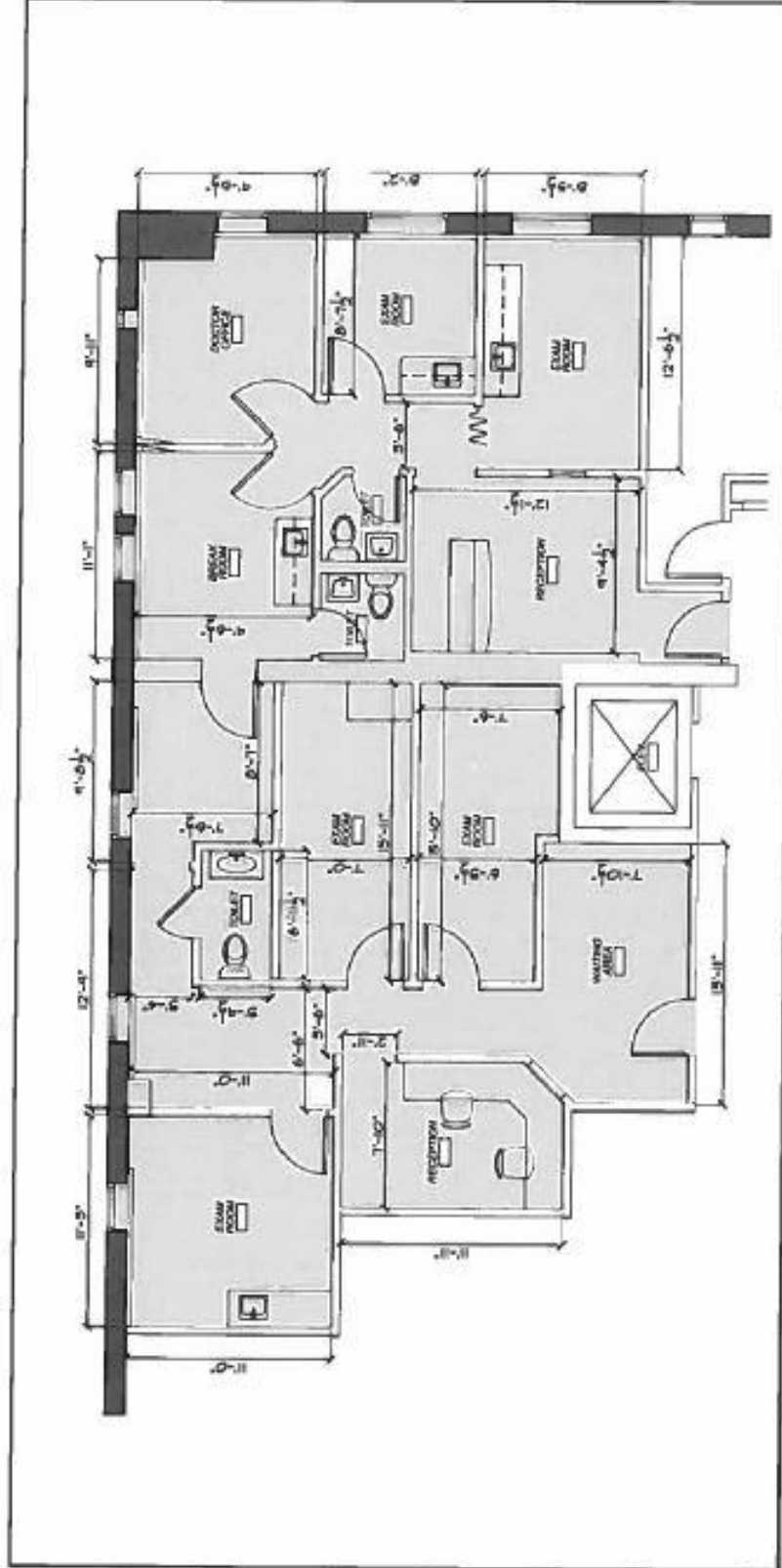




		PROJECT TITLE EXISTING CONDITIONS		 CARDARELLI DESIGN & ARCHITECTURE, P.C. Architecture and Planning 207 HOLLAND ROAD, SUITE 402 WHITE PLAINS, NY 10611 Phone: (914) 437-9824 / Fax: (914) 437-9825	
BUILDING ADDRESS 18 ASHFORD DOBBS FERRY N.Y.	DRAWING TITLE EXISTING CONDITION LOWER LEVEL				DWG # E1
	SCALE: 1/8" = 1'-0"				DATE: NOV. 15, 2021

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BUILDING ADDRESS 18 ASHFORD AVENUE DOBBS FERRY, NY 10522	PROJECT TITLE EXISTING MEDICAL OFFICE SPACE	 CARDARELLI DESIGN & ARCHITECTURE, P.C. Architects and Planners 20 HOLLAND ROAD, SUITE 100 WEST LANSING, MI 48080
DRAWING TITLE EXISTING CONDITIONS SECOND FLOOR - SUITE 2M-2W SCALE: NOT TO SCALE	SHEET # E1	DATE: FEBRUARY 22, 2022

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