

**EXCLUSIVE- FOR SALE**  
**WESTCHESTER APARTMENT BUILDING**

**ADDRESS:** 131 East Prospect Avenue, Mt. Vernon New York

**SECTION/BLOCK**

**/LOT:** 165.63/1148/7

**LOCATION:** The subject building is located near the central business district of Mt. Vernon convenient to shopping and within walking distance to the Metro North Railroad and bus lines. This property is 4 blocks east of Gramatan Avenue and 6 blocks west of Route 22. Many of the properties in the area are single-family homes, well maintained apartment buildings as well as retail.

**DESCRIPTION:** This property is a 6-story elevator apartment building built in 1964. This building is in excellent condition and provides residents with terraces, indoor (12 spaces) and outdoor parking (electronically controlled) and is certainly one of the more desirous buildings in Mt. Vernon. Oil-fired boilers provide heat and separate hot water heaters provide hot water. Approximately 10 years ago the roof, entry doors and mailboxes were replaced. Hallways have recently been painted and the oil tanks were also recently replaced.

**ROOM COUNT:** 51/ 1 Bedroom, 6/ 2 Bedroom. Total number of units: 57. Total number of rooms: 177