



HOULIHAN-PARNES REALTORS, LLC

www.houlihanparnes.com

Original Firm Established 1891

Four West Red Oak Lane - White Plains, New York 10604
Tel: 914.694.6070 Fax: 914.694.6072

James G. Houlihan Daniel J. Houlihan
James J. Houlihan (1920 - 1998)
Howard L. Parnes Partner Emeritus

USER OPPORTUNITY VACANT COMMERCIAL/RETAIL BUILDING Mt. Vernon, New York

ADDRESS: 14 East 1st Street, Mt. Vernon, NY

LOCATION: Between 3rd & 4th Avenues
One Block from Metro North train station

DESCRIPTION: 3-Story Commercial Building
With Fully Renovated Retail Space
& 2 Floors of Office Space

SIZE: Approximately 3,100+/- sq. ft.
Plus 1,500 sq. ft. of basement space

INCOME:	Projected Income	\$60,000
EXPENSES:	RE Taxes	\$25,248
		<u>\$25,248</u>
	Net Operating Income	\$34,752

PRICE: \$375,000

REMARKS: Ground floor retail space and basement fully renovated
Upgraded electric service, new heating system
Conveniently located near high traffic area and transportation
* Tax Reduction in Progress

****INSPECTION BY APPOINTMENT ONLY****

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 THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE RENTAL OR OTHER CONDITONS, PRIOR SALES, LEASE OR FINANCING OR WITHDRAWAL OF NOTICE. THE ADVERTISER HEREIN IS A DEALER IN REAL ESTATE AND MAY HAVE AN INTEREST IN THE PROPERTY BEING OFFERED FOR SALE.