



**MLS#:** 2923201 **Active** **Area:** 7  
**Addr:** 216 S Terrace Ave **LP:** \$3,500,000

**PO:** Mount Vernon **Zip Code:** 10550-1709

**City/Town:** Mount Vernon  
**Village:** None

**For Sale:** Sale **For Lease:** Sale **Lse/Sale Price Desc:**  
**Prop Type:** IND1 **Trans Type:** User  
**Total Bldg Size:** 21000 **SqFt/Avail. Sp:** 57676 **Zoning:** I  
**#Floor/Lvls:** 1 **Lvls in Unit:** 1

**Current Uses:** Heavy Industrial, Mixed  
**Permitted Uses:** Food Services, Heavy Industrial, Warehouse  
**Elevator:** No **Sprinkler:** No  
**Ceiling Height:** 18 **Parking:** Over 100 Spaces  
**Floor Load:** **Loading:** Yes  
**Frontage:** **Assmt:** \$58000  
**Weekend Service:** Yes **Year Built:** 1950  
**Electric Amps:** 600 **Elec CO:** Con-Edison

**Taxes:** \$62000 **Tax ID#:** 0800-164-083-01059-000-0013 **Util Exp:**  
**Super/Maint Exp:** **Supplies Exp:** **Payroll Exp:**  
**Garbage Exp:** **Water Exp:** **Other Exp:**  
**Total Exp/Yr:** **Financing Avail:** No **Heat Exp:**  
**Total Income/Yr:** **Rental Inc:** \$75600 **Busn Income:**

**Amenities:** Call L/A, Close to Bus, Close To Railroad, Close to Shops **Roof:** Asphalt, Tile  
**Construct:** Other/See Remarks **Gas:** Municipal  
**Heat:** Hot Water **Fuel:** Gas, Oil  
**A/C:** Window **Water:** Municipal  
**Sewer:** Sewer **Plumbing:** Mixed

**Remarks:** One of the few prime industrial parcel(1.32 acres)with 2 main street access in Mount Vernon/Yonkers area. Ideal for any type of industrial/commercial use with NYC subway and Metro North in short walk distance. A great piece of level land for custom built industrial/commercial use. The existing structures are easy to demo and remove. Presently there is 6300/month rental income from parking. Next to Unitex and across from Stroehmann.

**Directions:** South Macquesten Parkway to end to continue on to Baldwin Street. Parcel on Left next to Unitex.

Westchester-Putnam MLS

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