



**MLS#:** 2920613 **Active** **Area:** 7  
**Addr:** 449 S 5th Ave **LP:** \$910,000

**PO:** Mount Vernon **Zip Code:** 10550-4417

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

**For Sale:** Sale **For Lease:** Sale **Lse/Sale Price Desc:** For Sale  
**Prop Type:** Retail **Trans Type:** Invest  
**Total Bldg Size:** 7000 **SqFt/Avail. Sp:** 7000 **Zoning:** CB  
**#Floor/Lvls:** 1 **Lvls in Unit:** 1

**Current Uses:** Other/See Remarks, Retail  
**Permitted Uses:** Business, Retail, Warehouse  
**Elevator:** No **Sprinkler:** No  
**Ceiling Height:** **Parking:** None  
**Floor Load:** **Loading:**  
**Frontage:** **Assmt:** \$12000  
**Weekend Service:** Yes **Year Built:** 1940  
**Electric Amps:** 200 **Elec CO:** Con-Edison

**Taxes:** \$15500 **Tax ID#:** 0800-169-039-03091-000-0033 **Util Exp:**  
**Super/Maint Exp:** **Supplies Exp:** **Payroll Exp:**  
**Garbage Exp:** **Water Exp:** \$770 **Other Exp:** \$3900  
**Total Exp/Yr:** \$20170 **Financing Avail:** Yes **Heat Exp:**  
**Total Income/Yr:** \$100500 **Rental Inc:** \$100500 **Busn Income:**

**Amenities:** Basement, Close to Bus, Close to Shops, Storage Area **Roof:** Tar/Gravel  
**Construct:** Brick **Gas:** Municipal  
**Heat:** Electric, Hot Air **Fuel:** Electric, Gas  
**A/C:** None **Water:** Municipal  
**Sewer:** Sewer **Plumbing:** Copper, Mixed

**Remarks:** Retail strip with six tenants occupying seven store fronts. Fully occupied. All leases are with 5% annual rent increase. 1) A & P Unisex Salon \$1100 Expires 9/01/13 Since '95 2) R & J Dental Lab \$1200 Exp 8/01/13 Since '07 3) Grocery & Deli \$1325 Exp 12/01/15 Since '03 4) Fast Distri.Inc. \$1150 Exp 9/01/13 Since '07 5) Pent. Church \$2500 Exp 6/01/15 Since '90 6) Diva's Daughters \$1100 Exp 11/30/13 Since '09. Almost 9% CAP return on cash!

**Directions:** Near to corner of Sanford Blvd

Westchester-Putnam MLS

Rajeevkumar Chennattu

914-667-8400

© Copyright 2009 Westchester-Putnam MLS, Inc. - Data believed accurate but not warranted. All data subject to verification.