



**Gas Station w/ 127 Ft Frontage On Post Rd with 2/3 Acre
Adjacent to National Retailers**

755 White Plains Road, Scarsdale, NY 10583
Located north of Wilmot Road, near Lord & Taylor
Asking price: \$2,000,000

For More Information Please Contact Reggie Chennattu 914-720-6220, cell

Description: The subject property presently has a high volume gas station. It is currently leased out to Getty and the lease is up for renewal. The property is 300 feet deep and has a total of 32,365 sqft of land area. Ideal property for further land lease or other development. Taxes (\$26,474) and all expenses paid by tenant.

NNN Income

\$120,000/year

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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