



377 McLean Ave

377 McLean Ave, Yonkers, NY 10705



Rajeev Chennattu

Regency Real Estate, Inc.

455 Central Park Ave, Suite 211, Scarsdale, NY 10583

rchennattu@gmail.com

(888) 459-4666 Ext: 301

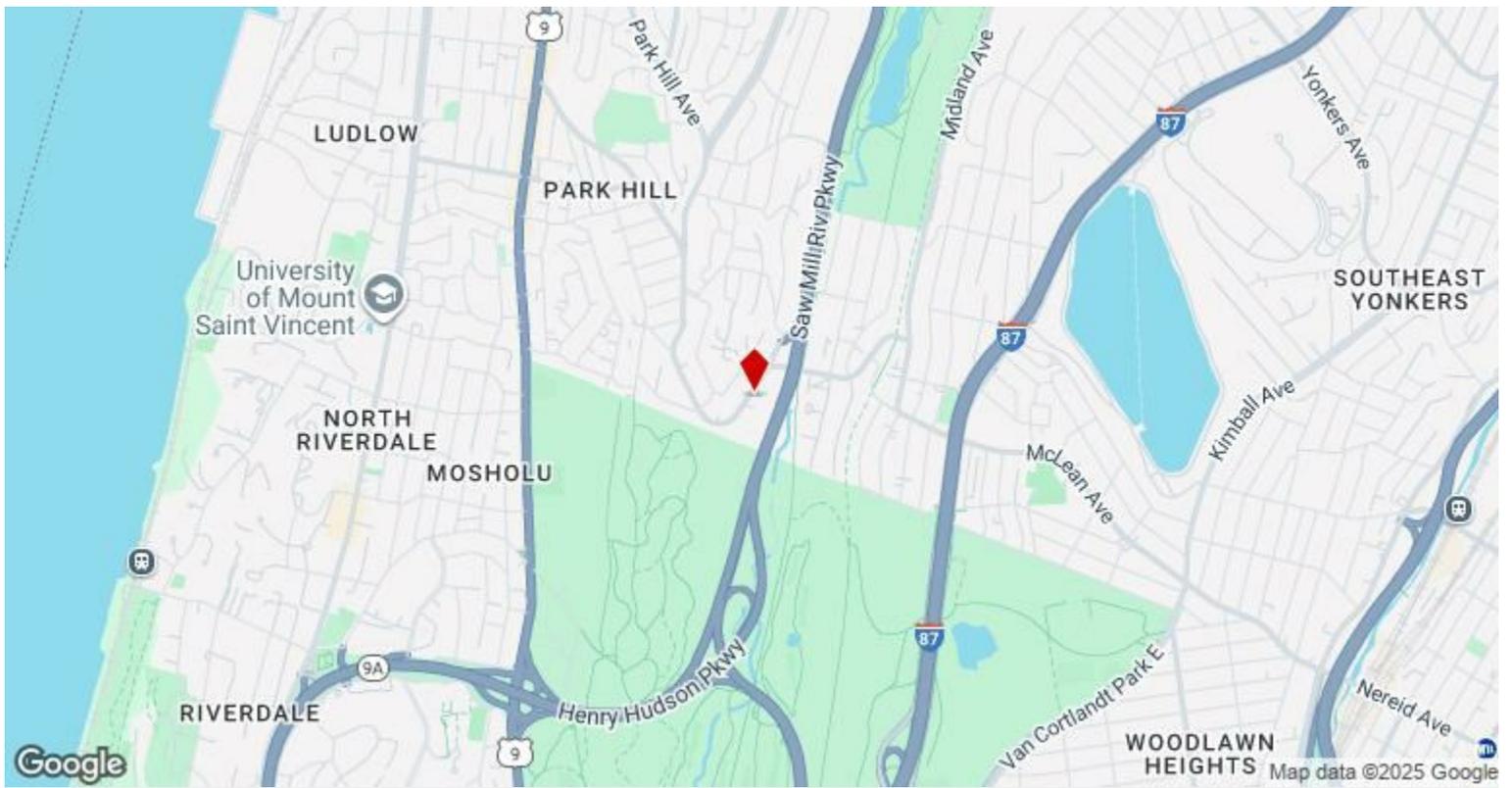


377 McLean Ave

\$1,800,000

The property has 7,405+ SF or 0.17 acre of site area with 75+ feet of frontage along McLean. It is designated on the Westchester County Tax Maps, as Section 1, Block 62, Lot 4.6. The Westchester County Zoning Maps indicate the subject is located in an "A" Apartment Building - High Density. The subject consists of a one-story with a full, unfinished basement, commercial/industrial building that comprises 4,107+SF. The subject is utilized as an owner occupied space and three retail tenants. The basement is approximately 4,107 Sq.Ft. and houses the boiler, 1,000 gallon encased oil tank, and the utility meters. The basement space is above grade in the rear and is accessible through two doors and one overhead door. There is also an interior staircase to the owner occupied space on the first floor. There is a clear ceiling height of 12', and approximately 50% of the building is air-conditioned. The building is maintained in average condition....

Price:	\$1,800,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.17 AC
Gross Building Area:	4,107 SF
No. Stories:	1
Year Built:	1980
Tenancy:	Single
Zoning Description:	A
APN / Parcel ID:	1800-001-000-00062-000-0004-6
Walk Score ®:	70 (Very Walkable)
Transit Score ®:	59 (Good Transit)



377 McLean Ave, Yonkers, NY 10705