



**FOR SALE**  
**WAREHOUSE w COMMERCIAL KITCHEN**

**ADDRESS:** 1-3 Bridge Street, Yonkers, NY 10705  
Section 1 Block 167 Lot 3

**Zoning:** I – Industrial

**Size:** +/-12,200 SF - 2 story warehouse with a +/- 4,600 SF yard.  
Main Floor: +/-5,800 SF Usable space  
Lower Level: +/- 5,500 SF Usable space

**DESCRIPTION:** Two story, income producing, warehouse, located on the northwest corner of Bridge Street and Ludlow Street in South Yonkers, New York. The warehouse is divided into 4 spaces, see below. One space is a 5 year old, fully equipped, commercial bakery/kitchen which is in excellent condition. The kitchen has 2 loading docks. The landlord would sell all of the kitchen equipment in place for an additional \$200,000 or all of the equipment will be removed. See more details below.

The warehouse has 2 electrical services coming into the building; 600 amp and 400 amp. There are 2 electrical meters with each service. There are 2 gas services in the building. A 4 inch line and a 1.5 inch gas line. There are 2 gas meters with each service. There is one ¾ inch water line. The property also comes with a +/-4,600 SF vacant lot, which could be converted into a parking lot. The roof is 5 years old. The construction is block with steel ceiling joists.

The building is minutes from the Ludlow Train Station and walking distance to several bus stops.

**Estimated Income:**

Space	Floor	Size in Square Feet	Annual Rent	
Kitchen	First	3,100	62,000	Estimated
Vacant Space	First	2,750	33,000	Estimated
Contractor + Vacant	Lower	2,760	22,080	Estimated
Cleaning Company	Lower	2,750	17,400	Actual
Total Estimated Rental Income:			134,480	

All information furnished regarding property for sale, rental or refinancing 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 conditions, prior sales, sales, lease or financing or withdrawal without notice.



**REAL ESTATE**

**TAXES:**

\$35,053

The property is over assessed by the City of Yonkers. The assessed value reflects a value of \$1,600,000. The sale should result in a tax reduction of approximate reduction 30%.

**PRICE:**

<b>Real Estate</b>	<b>\$1,100,000</b>
<b>Bakery/Kitchen Equipment:</b>	<b><u>\$ 200,000</u></b>
<b>COMBINED PRICE:</b>	<b>\$1,300,000</b>

If the buyer does not want the Kitchen Equipment, the seller will remove it.

**REMARKS:**

The sellers built a state of the art commercial bakery/kitchen 5 years ago. The gas and electrical services were enlarged and upgraded. They installed a new roof at the same time. The kitchen has a new HVAC unit, all the walls have RFP and the floor is an epoxy floor. There are two new bathrooms, a changing room and an office. See the attached equipment list.

**Kitchen  
Equipment:**

Spiral Mixer  
Water Chiller (SC-2000) & Baxter Meter  
Dough Press and Floor Scale  
Rondo Straight Line Sheeter/Cutter  
EQD Proofers (4)  
Pitco Fryers (4)  
Belshaw Pour Over Glazer  
Loafing Tables (2)  
Racks and Screens  
Small Wares  
Yeast Refrigerator  
140 Quart Hobart Mixer and Bowls  
Pitco Fryers (2) with Depositors  
Finishing Stations (2)  
Econo Icer  
Small and Large Baskets (2000)  
Transport Racks (60)

**Contact:**

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