

# Client Detail Report

Listings as of 07/26/10 at 5:41pm

|                        |  |  |                               |
|------------------------|--|--|-------------------------------|
| <b>Rented 04/05/10</b> | <b>Listing # 2917547</b><br><b>County: Westchester</b> | <b>18 Studio Arcade Bronxville, NY 10708</b> | <b>Listing Price: \$3,500</b> |
|------------------------|--|--|-------------------------------|



[See Additional Pictures](#)

|                   |                   |                              |                    |
|-------------------|-------------------|------------------------------|--------------------|
| <b>Prop Type</b>  | Commercial-Indust | <b>Prop Subtype(s)</b>       | For Lease          |
| <b>Area</b>       | Eastchester       | <b>Village</b>               | Bronxville         |
| <b>Year Built</b> | 1906              | <b>Estimated Square Feet</b> | 840 Field Measured |
| <b>Tax ID</b>     |                   | <b>Price/Sq Ft</b>           | \$4.17             |
| <b>DOM</b>        | 306               | <b>Lot Sq Ft (approx)</b>    | 17424              |
|                   |                   | <b>Lot Acres (approx)</b>    | 0.400              |

**Directions** Pondfield Road under the train tracks, bear right. Turn right at stop sign; building on left.

**Marketing Remark** Medical Office space in downtown Bronxville across the street from Lawrence Hospital. 840 Square foot corner office. Landlord is providing all new windows. Rent includes heat and base year taxes. Air conditioning equipment is 2 years old. Note: Agent is part owner of the property.

**Selling Price** \$3,500  
**Original Price** 3,500

**Selling Date** 04/05/10  
**SP % LP** 100.00

**Pending Date** 04/05/10

|                         |   |
|-------------------------|---|
| <b>Zoning</b>           | Commercial                                      |
| <b>Trans Type 1</b>     | Lease   |
| <b>Elevator</b>         | No  |
| <b>Weekend Service</b>  | Yes   |
| <b>Electric Company</b> | Con-Edison                                      |
| <b>Current Uses</b>     | Office  |
| <b>Amenities</b>        | Close to Bus, Close To Railroad, Close to Shops |
| <b>Fuel</b>             | Oil   |
| <b>Air Conditioning</b> | Central   |
| <b>Roof</b>             | Rubber  |
| <b>Water</b>            | Municipal                                       |
| <b>Parking</b>          | On Site Lot                                     |
| <b>Short Sale</b>       | No  |

|                       |         |
|-----------------------|---------|
| <b>Prop Type 1</b>    | Office  |
| <b>Levels in Unit</b> | 1       |
| <b>Sprinkler</b>      | No      |
| <b>Electric Amps</b>  | 100     |
| <b>Estimated Tax</b>  | \$1     |
| <b>Permitted Uses</b> | Office  |
| <b>Construction</b>   | Stucco  |
| <b>Heat</b>           | Hot Air |
| <b>Gas Service</b>    | Public  |
| <b>Sewer</b>          | Sewer   |
| <b>Plumbing</b>       | Mixed   |
| <b>REO/Bank Owned</b> | No      |

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