

MLS#: 3001071 Active Area: 6  
Addr: 66-49A Palmer Ave LP: \$2,700

PO: Bronxville Zip Code: 10708

City/Town: Eastchester  
Village: Bronxville

For Sale: Lease For Lease: Lease Lse/Sale Price Desc:  
Prop Type: Office Trans Type: Lease  
Total Bldg Size: 760 SqFt/Avail. Sp: 760 Zoning: Office  
#Floor/Lvls: 2 Lvls in Unit: 1

Current Uses: Office  
Permitted Uses: Office  
Elevator: No  
Ceiling Height: 9  
Floor Load:  
Frontage:  
Weekend Service: Yes  
Electric Amps: 100  
Sprinkler: No  
Parking: Assigned/Reserved, On Site Lot  
Loading: No  
Assmt:  
Year Built: 1930  
Elec CO: Con-Edison

Taxes: \$5 Tax ID#: 2401-002-000-00002-000-0001-A Util Exp:  
Super/Maint Exp: Supplies Exp: Payroll Exp:  
Garbage Exp: Water Exp: Other Exp:  
Total Exp/Yr: Financing Avail: No Heat Exp:  
Total Income/Yr: Rental Inc: Busn Income:

Amenities: Close to Bus, Close To Railroad, Close to Shops  
Construct: Brick, Frame  
Heat: Hot Air  
A/C: Central  
Sewer: Sewer  
Roof: Rubber  
Gas: Public  
Fuel: Gas  
Water: Municipal  
Plumbing: Mixed

Remarks: Bright 2nd floor office space available in desirable Bronxville location. Walk to train, bus and shops. Tenant is entitled to TWO parking spaces. Additional parking spots are available for rent in Parking Garage for \$180 per month/per spot. Tenant to pay all utilities. Annual increases @ 4%. Minimum term 3 years, negotiable. Space will be freshly painted and new carpeting installed upon signing of lease. Rent is Modified Gross. Tentant to pay increase over the base year for CAM & RE Taxes.

Directions: Palmer Avenue off of Parkway Road. Across from Lawrence Hospital.

Westchester-Putnam MLS

Richard D Salinaro

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