



MLS#: 3001027      **Active**      Area: 6  
 Addr: 66-49B Palmer Ave      LP: \$2,400

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: 708      SqFt/Avail. Sp: 708      Zoning: Office  
 #Floor/Lvls: 2      Lvls in Unit: 1

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

Taxes: \$1      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      Roof: Rubber  
 Construct: Brick, Frame      Gas: Public  
 Heat: Hot Air      Fuel: Gas  
 A/C: Central      Water: Municipal  
 Sewer: Sewer      Plumbing: Mixed

**Remarks:** 2nd floor office space available in desirable Bronxville location. Tenant pays all utilities & is entitled to 2 onsite parking spaces. Office to be freshly painted & new carpet installed at signing of lease. Additional pkg spots are available in parking garage @ \$180.per month/per spot. Annual increase of 4%. Min. lease term is 3 years(can be negotiated)Located across the street from Lawrence Hospital & the Bronxville Train Station. Tenant to pay increase over the base year for CAM & RE Taxes.

**Directions:** Take Pondfield or Parkway Roads to Palmer Avneue #66.