



MLS#: 3001067 Active Area: 6
Addr: 66-49C Palmer Ave LP: \$3,750

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: 1125 SqFt/Avail. Sp: 1125 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: \$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
Construct: Brick, Frame
Heat: Hot Air
A/C: Central
Sewer: Sewer
Roof: Rubber
Gas: Public
Fuel: Gas
Water: Municipal
Plumbing: Mixed

Remarks: Bright 1,125 SF Office space in desirable Bronxville Location. Tenant is entitled to 2 Parking Spots at no additional charge. Tenant pays all utilities and an Annual 4% increase. 3 year minimum term rent (negotiable) Space will be freshly painted and new carpeting installed upon signing of lease. Additional garage parking spots are available for \$180 per month/per spot. Located in Downtown Bronxville, minutes away from the train.
Directions: Pondfield or Parkway Roads to #66 Palmer Avenue

Westchester-Putnam MLS Richard D Salinaro 914-337-7888