

MLS#: 3001068 **Active** Area: 6
 Addr: 66-49D Palmer Ave LP: \$1,800

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: 562 SqFt/Avail. Sp: 562 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 in desirable Bronxville Location measures 562 SF. and includes 1 on-site parking space. Tenant pays all utilities and increase over the base year for CAM and Real Estate Taxes. Annual increase is 4%. Minimum lease term: 3 years (negotiable) Walk to Bronxville Tran, Bus and Shops. Located across the street from Lawrence Hospital. Additional garage parking spots are available at \$180 per month/ per spot.

Directions: Pondfield or Parkway Roads to #66 Palmer Avenue.

Westchester-Putnam MLS

Richard D Salinaro

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