

Client Detail Report

Listings as of 02/09/11 at 4:17pm

Active 03/12/10	Listing # 3007518	838 Pelhamdale Ave New Rochelle, NY 10801	Listing Price: \$495,000
County: Westchester			



[See Additional Pictures](#)

Prop Type	Commercial-Indust	Prop Subtype(s)	For Sale
Area	New Rochelle	Village	None
Year Built	1960	Estimated Square Feet	2550 Field Measured
Tax ID		Price/Sq Ft	\$194.12
DOM	334	Lot Acres (approx)	

Directions Frm B'ville take New Rochelle Rd thru Chester H'ghts to Pelhamdale Rd complex 2nd left after Hwy

Marketing Remark Newly Reduced large ground floor OB/GYN medical offices situated evenly between Bronxville and New Rochelle hospitals. This co-op is comprised of three units that were merged into one space by the owner years ago. The present set up allows for three doctors' practices with nurse support or could be divided back into the original layout. Well situated for easy access to many of the surrounding towns. There is a large parking lot for staff and clients. It is vacant and easy to show. MM is \$2188

Zoning	RMF-.05	Prop Type 1	Office
Trans Type 1	User	Levels in Unit	1
Elevator	No	Sprinkler	No
Loading Dock	No	Weekend Service	Yes
Electric Amps	200	Electric Company	Con-Edison
Estimated Tax	\$1	Current Uses	Office, Residential
Permitted Uses	Office, Residential	Amenities	Close to Bus, Close to Shops
Construction	Brick	Fuel	Oil
Heat	Hot Air	Air Conditioning	Central
Gas Service	Public	Roof	Asphalt
Sewer	Sewer	Water	Municipal
Plumbing	Mixed	Parking	51-100 Spaces
REO/Bank Owned	No	Short Sale	No

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U.S. Patent 6,910,045

