

Client Detail Report

Listings as of 02/08/11 at 8:20am

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|------------------------|---|--|-------------------------------|
| Active 04/23/10 | Listing # 3013222 County: Westchester | 14 Studio Arcade Bronxville, NY 10708 | Listing Price: \$3,150 |
|------------------------|---|--|-------------------------------|



[See Additional Pictures](#)

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|-------------------|-------------------|------------------------------|--------------------|
| Prop Type | Commercial-Indust | Prop Subtype(s) | For Lease |
| Area | Eastchester | Village | Bronxville |
| Year Built | 1906 | Estimated Square Feet | 808 Field Measured |
| Tax ID | | Price/Sq Ft | \$3.90 |
| DOM | 291 | Lot Sq Ft (approx) | 17424 |
| | | Lot Acres (approx) | 0.400 |

Directions Pondfield Road under the train tracks, bear right. Turn right at stop sign; building on left.

Marketing Remark Ideal Medical Office in downtown Bronxville across the street from Lawrence Hospital. This space is newly renovated and has a reception area, two examining rooms and two doctors offices. The space has all new carpeting, flooring and paint job. All of the windows are new. Rent includes heat and base year taxes. Air conditioning equipment is 2 years old. Easy meter parking in front of the building. Note: Agent is part owner of the property.

| | | | |
|-------------------------|---|-----------------------|---------|
| Zoning | Commercial | Prop Type 1 | Office |
| Trans Type 1 | Lease | Levels in Unit | 1 |
| Elevator | No | Sprinkler | No |
| Weekend Service | Yes | Electric Amps | 100 |
| Electric Company | Con-Edison | Estimated Tax | \$1 |
| Current Uses | Office | Permitted Uses | Office |
| Amenities | Close to Bus, Close To Railroad, Close to Shops | Construction | Stucco |
| Fuel | Oil | Heat | Hot Air |
| Air Conditioning | Central | Gas Service | Public |
| Roof | Rubber | Sewer | Sewer |
| Water | Municipal | Plumbing | Mixed |
| Parking | On Site Lot | REO/Bank Owned | No |
| Short Sale | No | | |

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U.S. Patent 6,910,045

