

Houlihan and O'Malley Real Estate Services Inc.

141 Parkway Road, Bronxville, NY 10708

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Exclusive Broker

3,220 SQ. FT. OF PRIME RETAIL or OFFICE SPACE ON

1 Pier Pointe, Yonkers, New York

“On the Banks of the Hudson River”

ADDRESS: 1 Pier Pointe, Yonkers, New York

LOCATION: Yonkers Waterfront

DESCRIPTION: 3,220 sq.ft of grade level space

ZONING: PDR (Planned Development or Redevelopment), allowable uses are: general retail, office, medical, banks and restaurant.

RENTAL: \$25.00 SF or \$6,710 per month

TAXES & CAM: To Pay Increase over the base year

TERM: To be negotiated depending on use.

UTILITIES: Tenant to pay for all utilities

SECURITY: 2 Months

GUARANTY: Good Guy Clause to be defined in lease

PARKING: Premise comes with 6 parking spots. (Additional Spaces are Available at an extra charge). Street parking is also available.

COMMENTS: Prime retail or office space located just steps from the majestic Hudson River. This space is part of the Hudson Park Luxury Residential Apartment complex. There are 800+ apartments within walking distance. Peter Kelly's Famous Restaurant "X20" is right next door as well as the newly renovated "Dolphin" restaurant. The Historic Yonkers Train Station is a short 3 minute walk. Hudson Park is part of the Yonkers Waterfront Development. This beautiful park like setting offers a Riverside Walkway with the Best views of the Palisades anywhere on the Hudson.

CONTACT: Gerry Houlihan 914-961-4840

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