

GOLDSCHMIDT & ASSOCIATES

28 North Broadway
Yonkers, New York

Building For Lease or Sale

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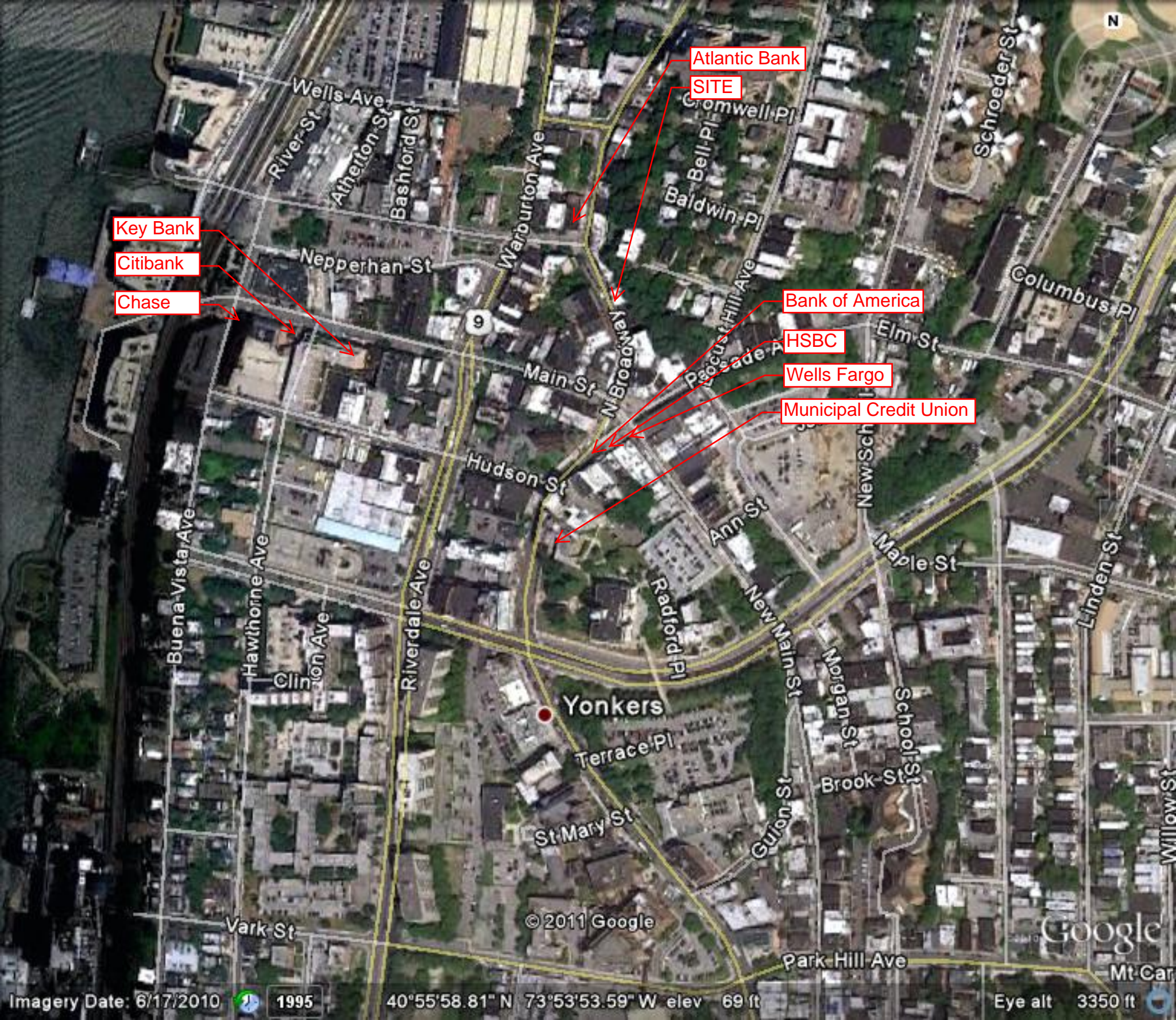
GOLDSCHMIDT &
ASSOCIATES



One Chase Road
Scarsdale, NY 10583



- ◆ **2,500 SF Total**
- ◆ **1,150 SF Retail Available \$2,500/mo + taxes**
- ◆ **1,350 SF 2nd Fl Office leased (\$1000/mo w/increases)**
- ◆ **Perfect for Owner/User**
- ◆ **Building completely renovated in/out incl:
Brand new-Roof, Façade, Baths, Plumbing, Elect,
HVAC**
- ◆ **Zoned CBD, take-out food permitted**
- ◆ **High foot traffic location**
- ◆ **In the heart of the Larkin Plaza Waterfront redevelopment area with over \$100 Mil of development proposed and under construction.**
- ◆ **Asking Sales Price: \$599,000**



Key Bank

Citibank

Chase

Atlantic Bank

SITE

Bank of America

HSBC

Wells Fargo

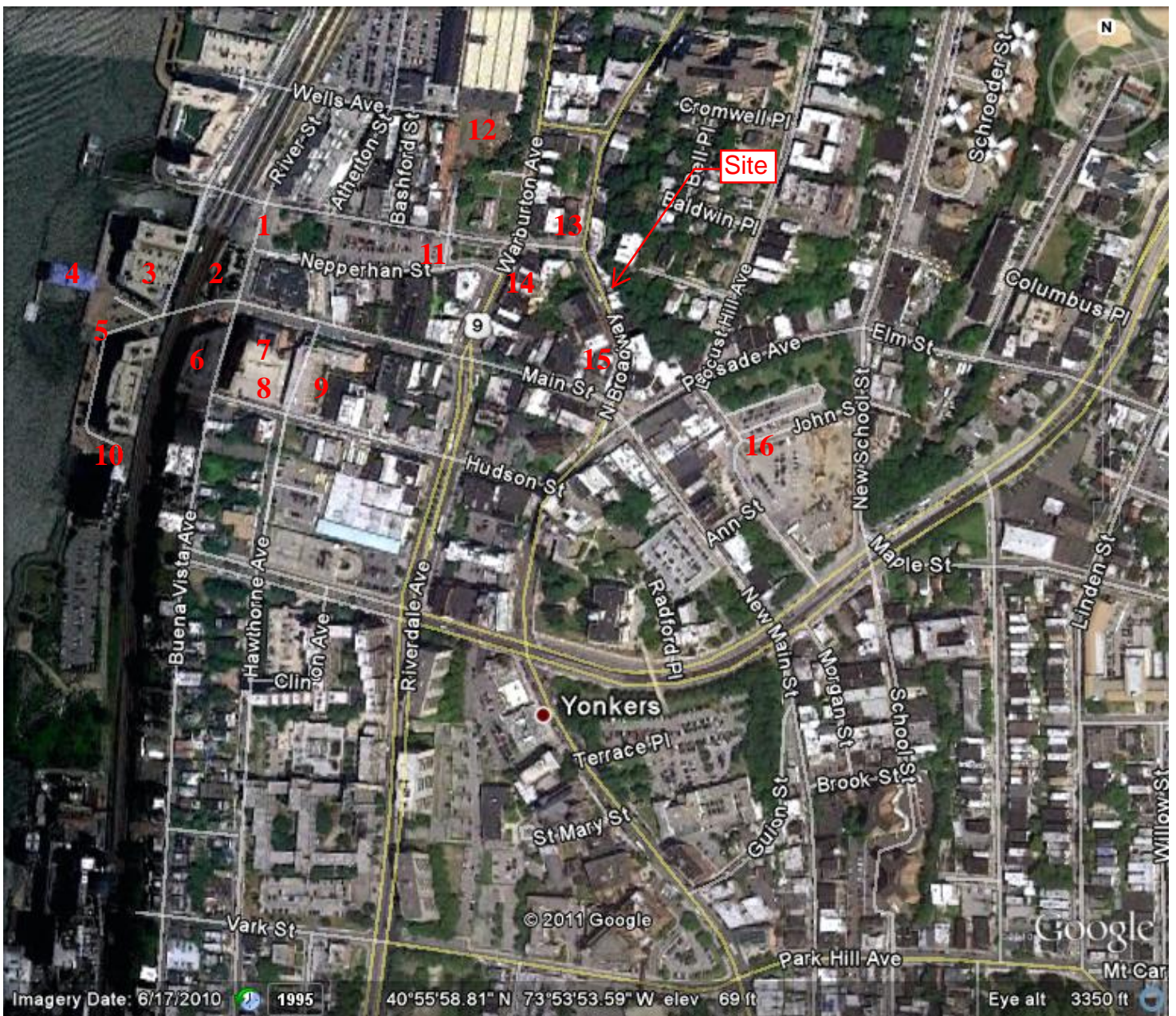
Municipal Credit Union

Yonkers

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Mt Car



<u>Development</u>	<u>Completed</u>	<u>Project Description/ Cost</u>
1- Yonkers Riverfront Library	2002	\$60 Mil public facility
2- Metro-North Station	2004	\$43 Mil train station renovation
3- Hudson Park I & II	2008	\$180 Mil mixed use w/560 rental units
4- Yonkers Pier & Promenade	2007	Rec. facility & 5 star restaurant
5- Hudson River Esplanade	2001	\$13 Mil park and river walk
6- Metro 92 (Trolley Barn)	2005	\$14 Mil mixed-use w/42 loft units
7- Station Plaza Office Bldg	2004	\$18 Mil class A office building
8-Buena Vista Parking Garage	2003	\$15 Mil 600 car parking garage
9- 66 Main Street	2007	\$40 Mil mixed-use w/173 rental units
10-Palises Point	Proposed	Mixed-use riverfront w/436 rental units
11- Larkin Plaza Park	Under Const.	\$17 Mil public park & river walk
12- IPark Garage	Approved	\$10 Mil public/private 300 car garage
13- 49 North Broadway	Under Const.	\$32 Mil mixed-use bldg w/92 units
14- 18 Warburton Ave	2010	\$7 Mil mixed-use w/24 units
15- Main Street Library	Approved	\$5 Mil rehab of old library to mixed-use
16- Riverpark Center	Approved	\$650 Mil entertainment/retail/housing