

13,500 SQ FT IN 17,000 BLDG
CATERING/SPORTS BAR/ ENTERTAINMENT/RETAIL
HIGH CEILINGS NO COLUMNS SAFE AREA
811 MCLEAN AVENUE, YONKERS, NY 10704

SALE LEASE OPTION TO BUY
C OF O WITH STAGES TWO LARGE KITCHENS
OWN PARKING LOT ADDTL INCOME



PROPERTY DESCRIPTION

Lease, sale, option to buy. 13,500 sq ft vacant in 18,000 building. Existing c of o for 300+/- catering hall restaurant space with stages. The restaurant/catering space has three levels. Two levels of 5000 sq ft each. Both having large fully equipped kitchens over 50' of hoods. 14' ceilings. Plus a 1500 sq ft upper level with balcony overlooking Mclean Ave with its own bathrooms. Plus a separate rear storage building of 1500 +/- sq ft. Stage for live bands on each of the two main floors.

\$9,000 per mo income from 4,000 +/- sq ft of office space rented to multiple tenants on independent upper level. Taxes only \$31,500.

Own parking lot lined for 30 cars or for trucks. No loading zone in front. Additional free parking in Coyne Park adjacent.

Keep as catering restaurant or change to another concept. No interior columns so can be wide open or even become 28' ceiling. Ideal for sports bar with gaming tables gym or retail. Space has had many recent interior upgrades. See main floor approved plans attached with much of that completed. New electric, plumbing and bar and bathrooms roughing. Many of the fixtures needed to open are included.

Located on "the Emerald Mile." 20+/- Irish bars. Adjacent to Woodlawn Bronx with a large concentration of Irish expatriates. Though this space, prior to its last operator was Italian. La Grotta and Spiritoso.

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$16 SF/yr (MG) \$18,000 PM
Available SF:	13,500 SF
Lot Size:	0.4 Acres
Building Size:	17,000 SF
Taxes:	\$31,500

BERNARD STACHEL

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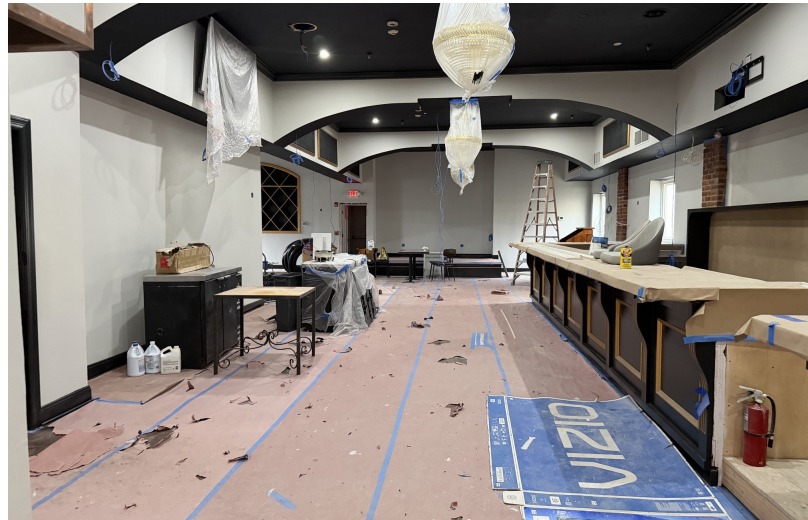
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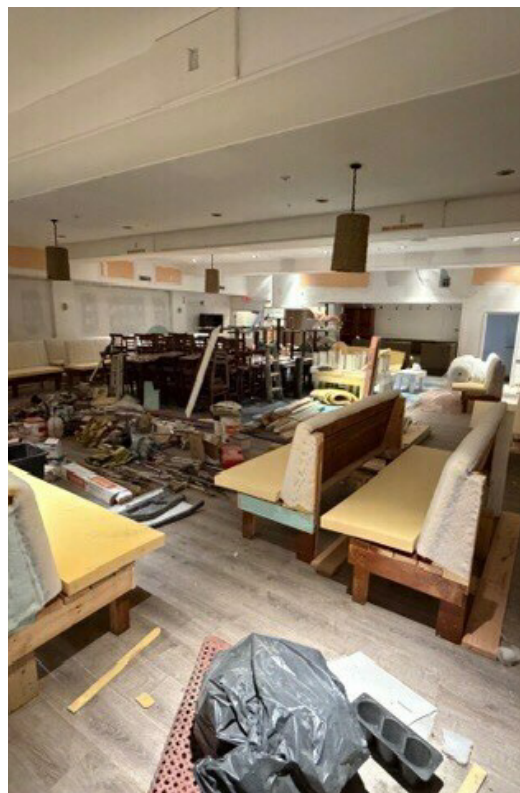
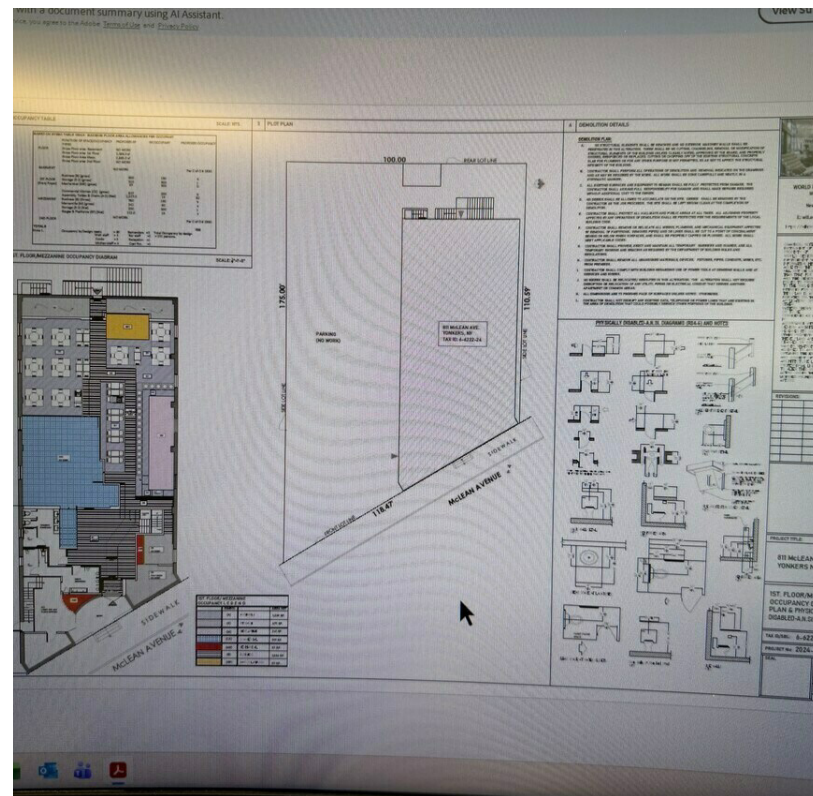
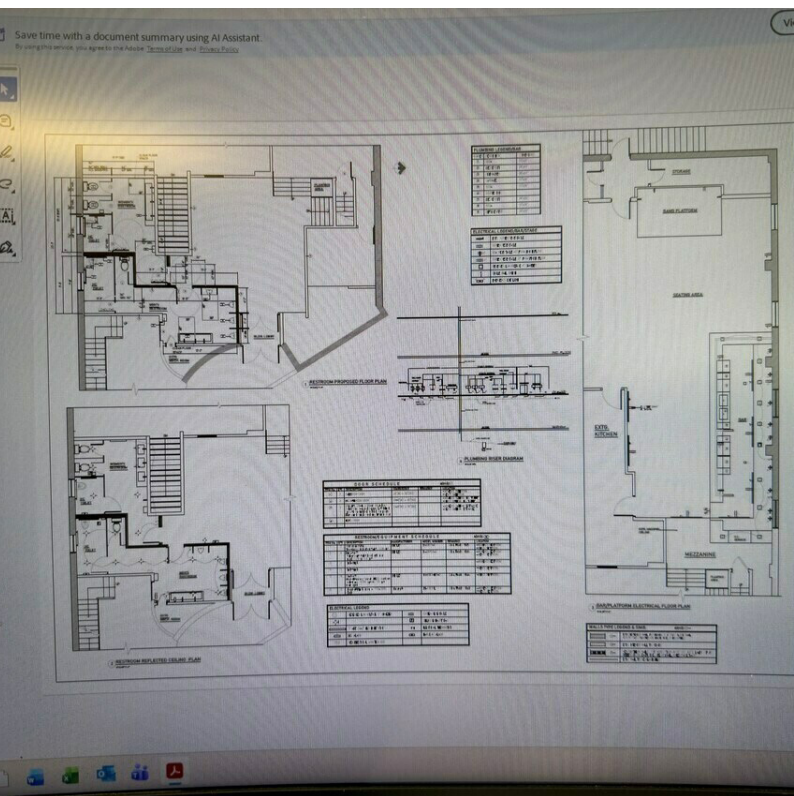
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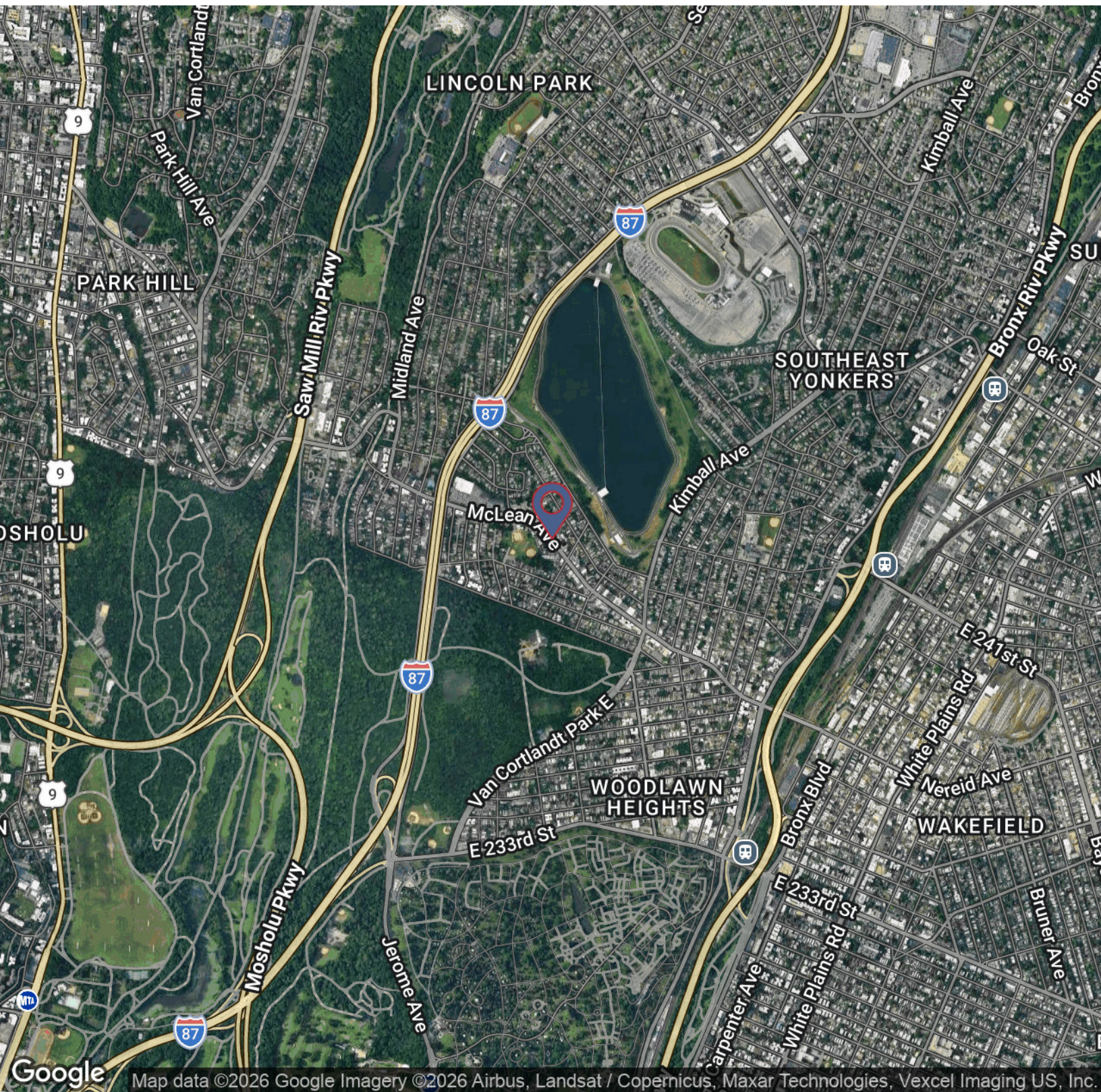
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