

13,500 SQ FT VACANT IN 18,000 BLDG
CATERING/SPORTS BAR/ ENTERTAINMENT/OFFICE/RETAIL
HIGH CEILINGS NO COLUMNS SAFE AREA
811 MCLEAN AVENUE, YONKERS

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 two stages.

The restaurant/catering space has three levels. Two levels with of 5000 sq ft each and 14' ceilings. Both having large fully equipped kitchens. Over 50' of hoods. A 1500 sq ft upper level with balcony overlooking Mclean Ave with its own bathrooms. Plus a separate rear storage/office building of 1500 +/- sq ft.

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

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 gym/retail or other concept. No interior structural columns. Can easily remove center of third floor to create dramatic 28' ceiling arena style sports bar while keeping 5000 sq ft game room below.

See main floor approved plans with much of that completed. New electric, plumbing, bar and roughed in new bathrooms. 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. Prior to its last operator was Italian; La Grotta and Spiritoso.

- SAFE LOCATION WHERE NIGHTLIFE IS SUPPORTED.
- AT NYC THOUGH LOWER INSURANCE AND TAX RATES
- NO INTERIOR STRUCTURAL COLUMNS
- CAN REMOVE UPPER FLOOR TO CREATE 28' CEILING ARENA
- EXISTING C OF O FOR 300 +/- ENTERTAINMENT/SPORTS BAR
- GREAT VALUE/INVESTMENT

OFFERING SUMMARY

Sale Price:	\$3,500,000
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

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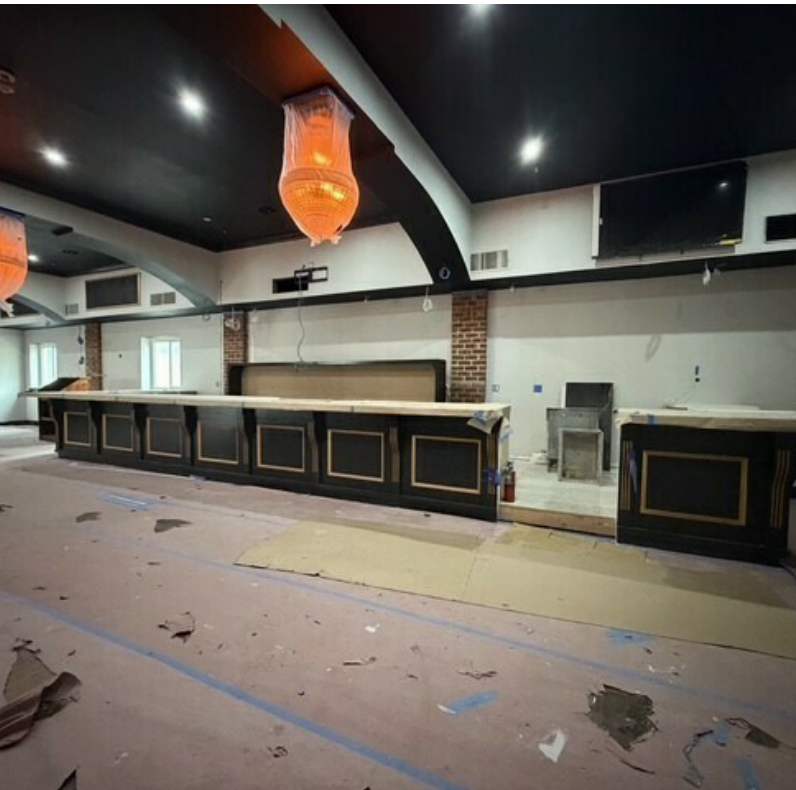
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YONKERS RESTAURANT SPACE

811 MCLEAN AVENUE, YONKERS, NY 10704

"YONKERS EMERALD MILE"



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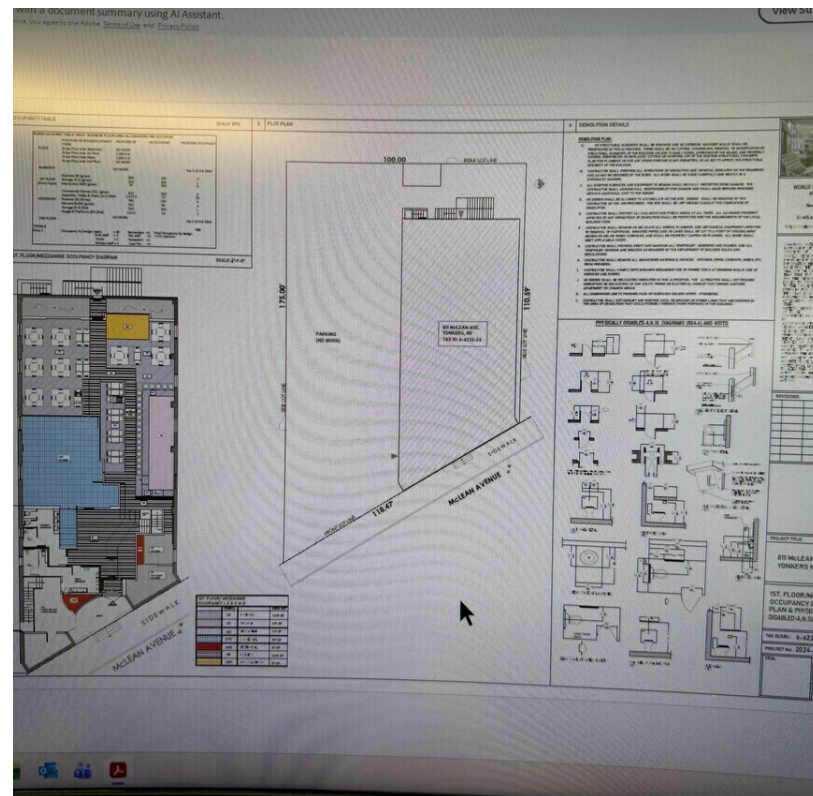
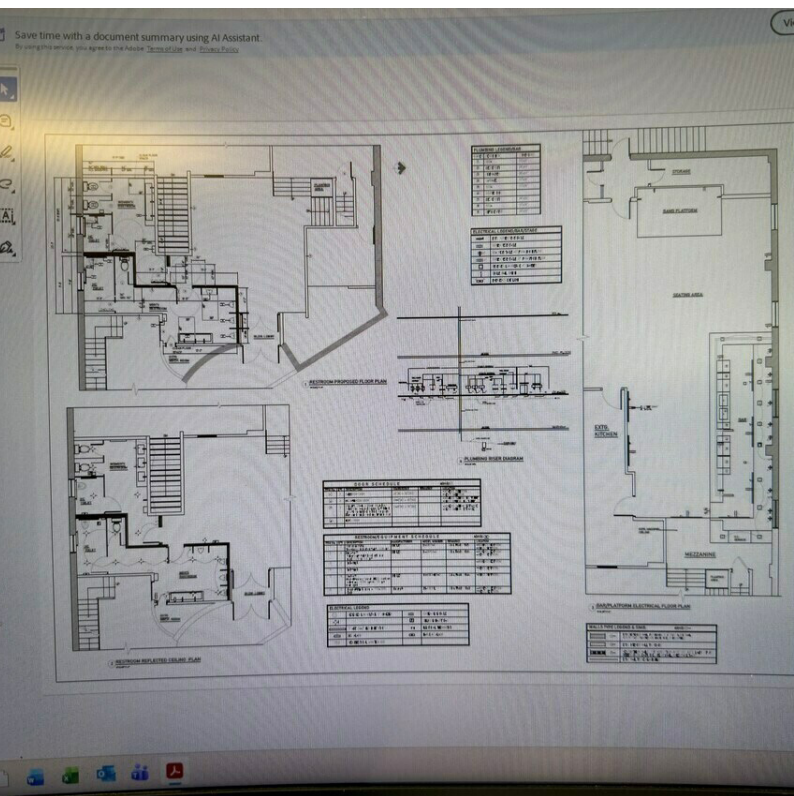
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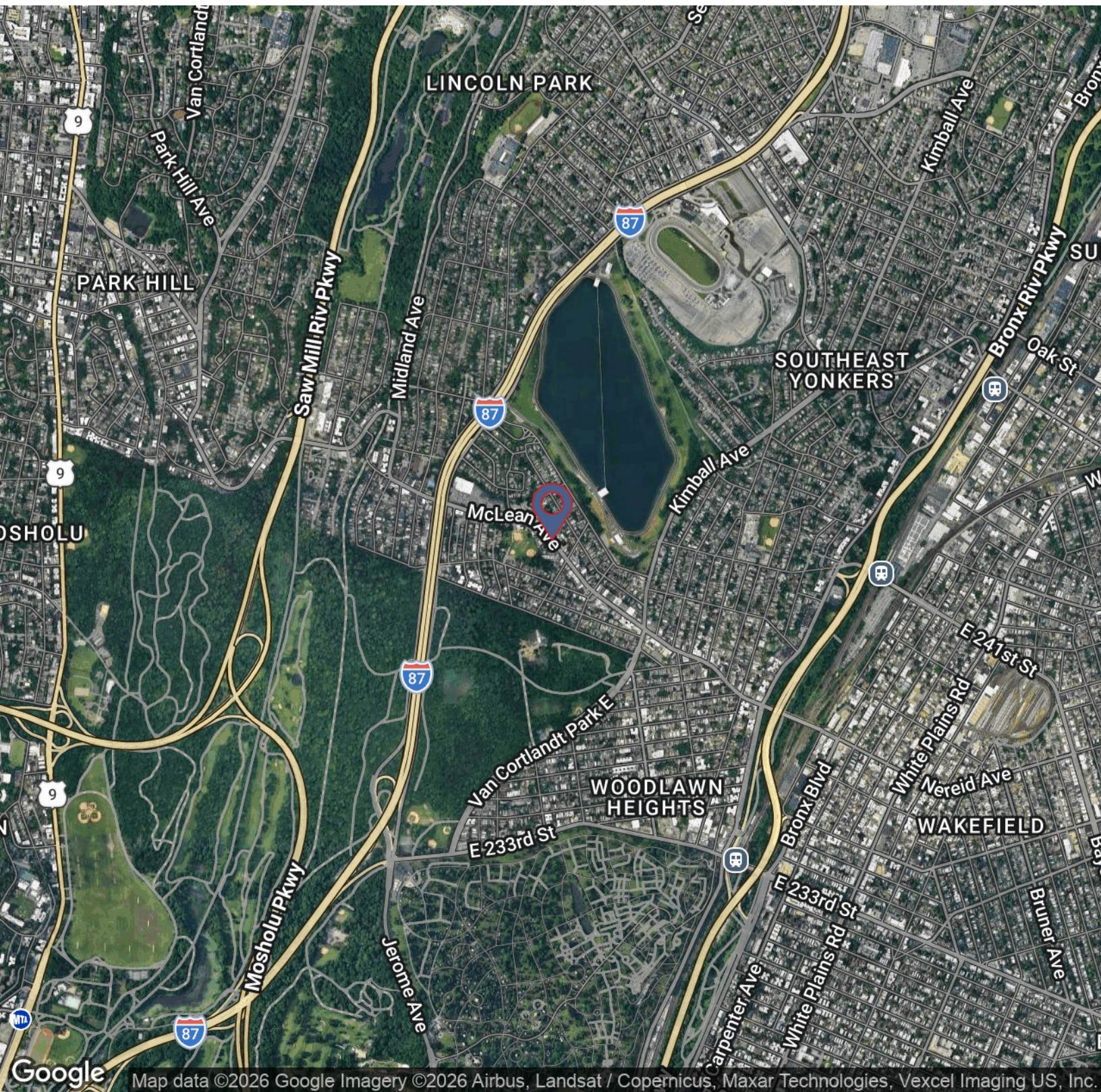
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