

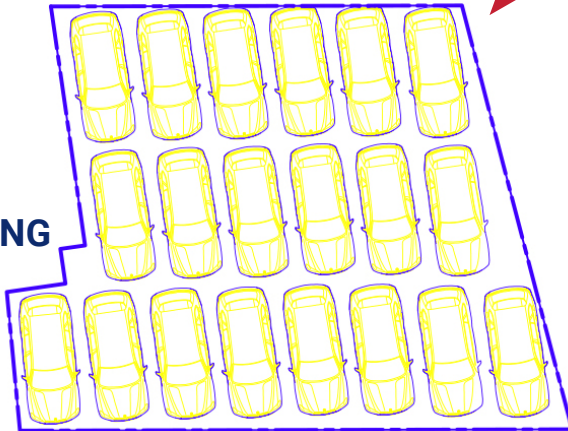
IDEAL SITE FOR INDUSTRIAL LOT

406 CENTER AVE - MAMARONECK, NY

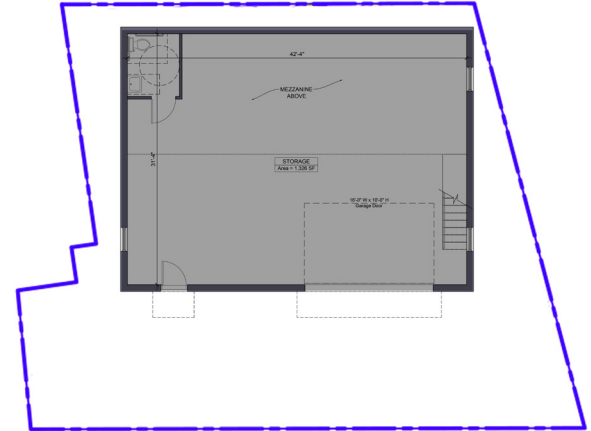


OR

POTENTIAL
±20 CAR PARKING



POTENTIAL
GARAGE/SHOP



CONTACT EXCLUSIVE LISTING AGENT:
JOHN BARRETT
914.968.8500 x320
jbarrett@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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406 CENTER AVE - MAMARONECK, NY

ASKING PRICE: **\$695,000**

SECTION/BLOCK/LOT: 8/25/355

LOT DIMENSIONS (approx.): 66.84' x 56.10'

LOT SIZE (approx.): 3,485 SF

EXISTING BUILDING DIMENSIONS: 14' x 18' + 12' x 26' Irregular Plus Basement

EXISTING BUILDING SIZE: 816 SF

ZONING: M-1

ASSESSMENT (24/25): \$275,000

REAL ESTATE TAXES (24/25): \$6,272

PROPERTY DETAILS:

406 Center Avenue, is located in downtown Mamaroneck in an industrial zone with thousands of workers Monday thru Saturday.

The property is an ideal site for either a single story workshop, indoor garage or storage of approximately 1,320 SF. It would also function as an outdoor parking yard for approximately 20 vehicles. Possibilities are limitless.



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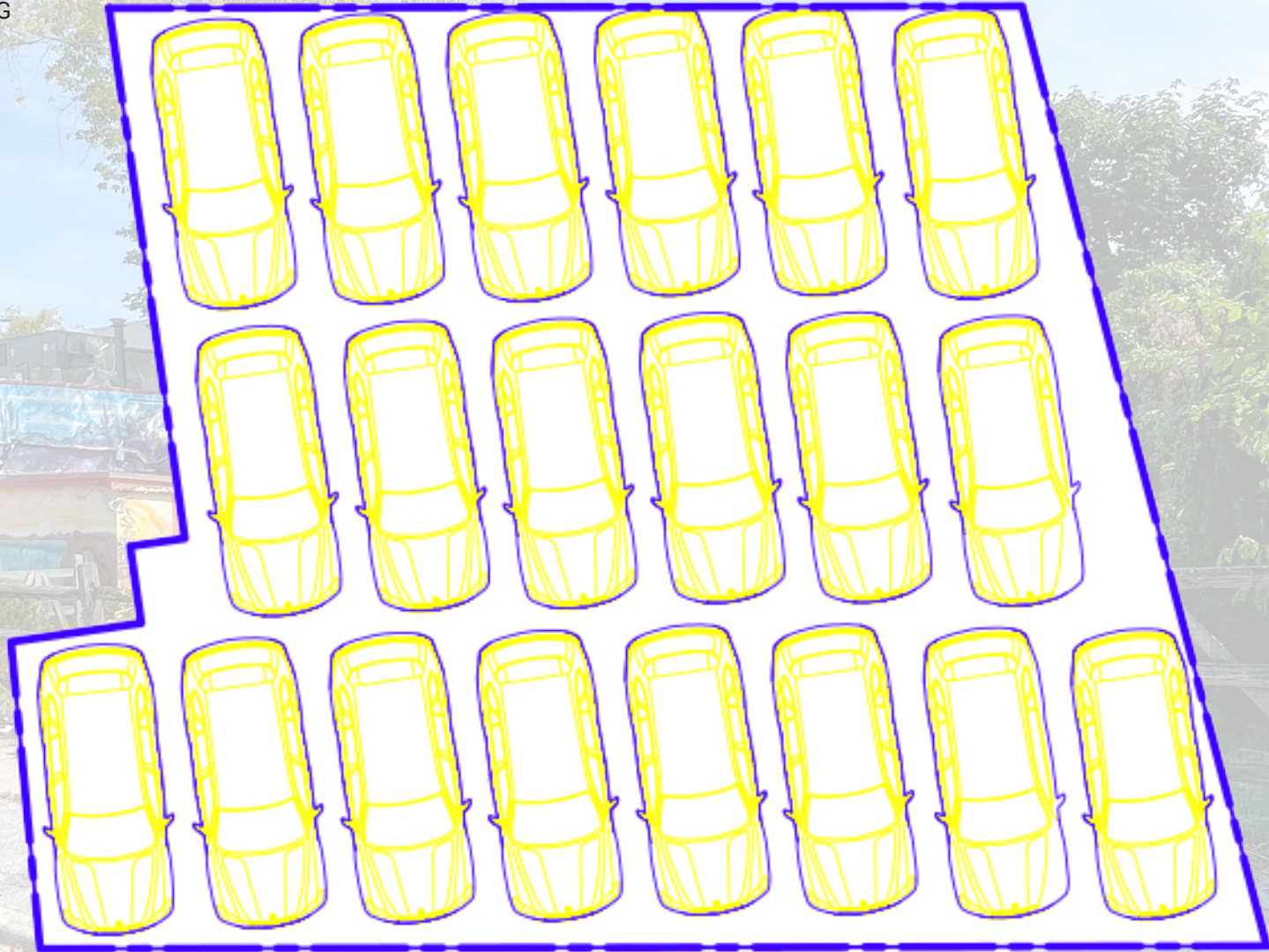
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AERIAL



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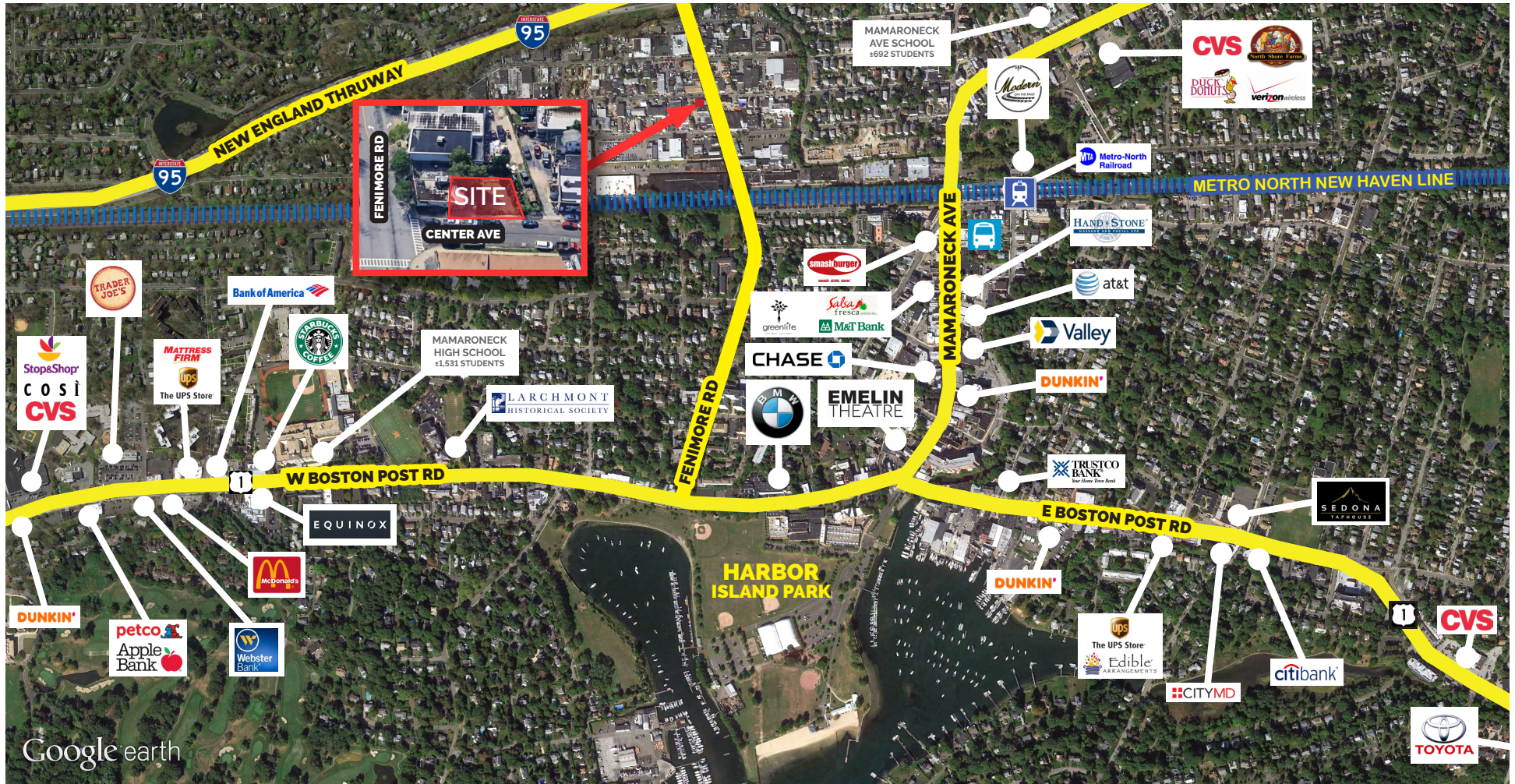
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