

1 Pondfield Road West
Bronxville, NY



FOR SALE

\$ 2,850,000



Thomas J. Liptak

Licensed Real Estate Broker

(914) 946-4600

www.LiptakEMG.com

ONE PONDFIELD ROAD WEST BRONXVILLE, NY



Current Financials

Current Gross Income	\$ 288,603
Current Operating Expenses	\$ 151,216
Current Net Operating Income	\$ 137,387

Potential Financials

Estimated Gross Income	\$ 456,939
Estimate Operating Expenses	\$ 151,216
Estimated Net Operating Income	\$ 305,723

Liptak Commercial Realty is pleased to present for sale the mixed-use property located at One Pondfield Road West, Bronxville. This building is in a sought after area on the Yonkers/Bronxville border. It has a Bronxville mailing address but is part of the Yonkers tax district. The building is .25 miles from the Bronxville train station.

Building Features

- One block from New York Presbyterian Lawrence Hospital
- 17,250 SF, 2-story masonry building, with elevator (plus basement)
- Medical offices/Storefront Retail
- Zoned "BA" permitting general business and apartment houses, potential for redevelopment
- Bounded on the north by Pondfield Road West and on the east by the Bronx River Parkway

(914) 946-4600

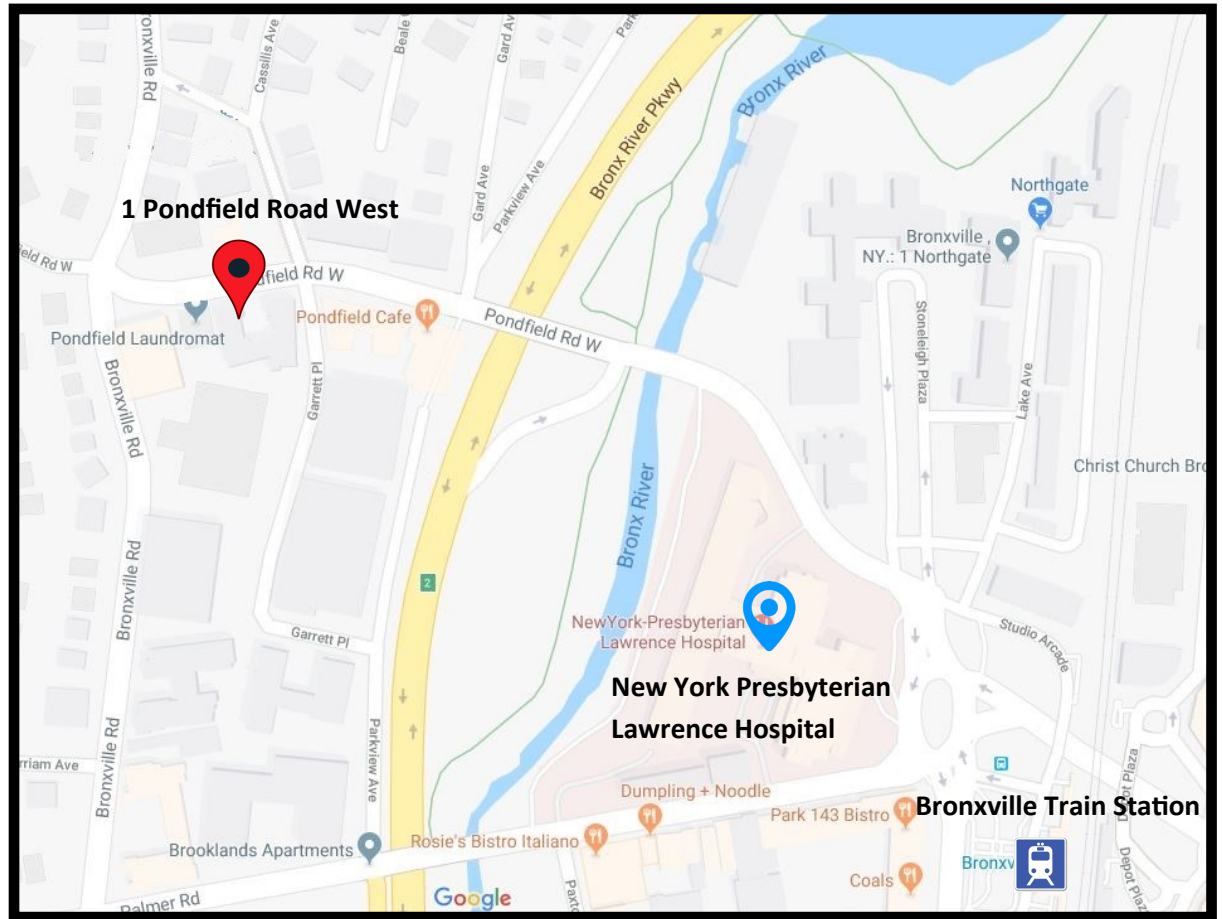
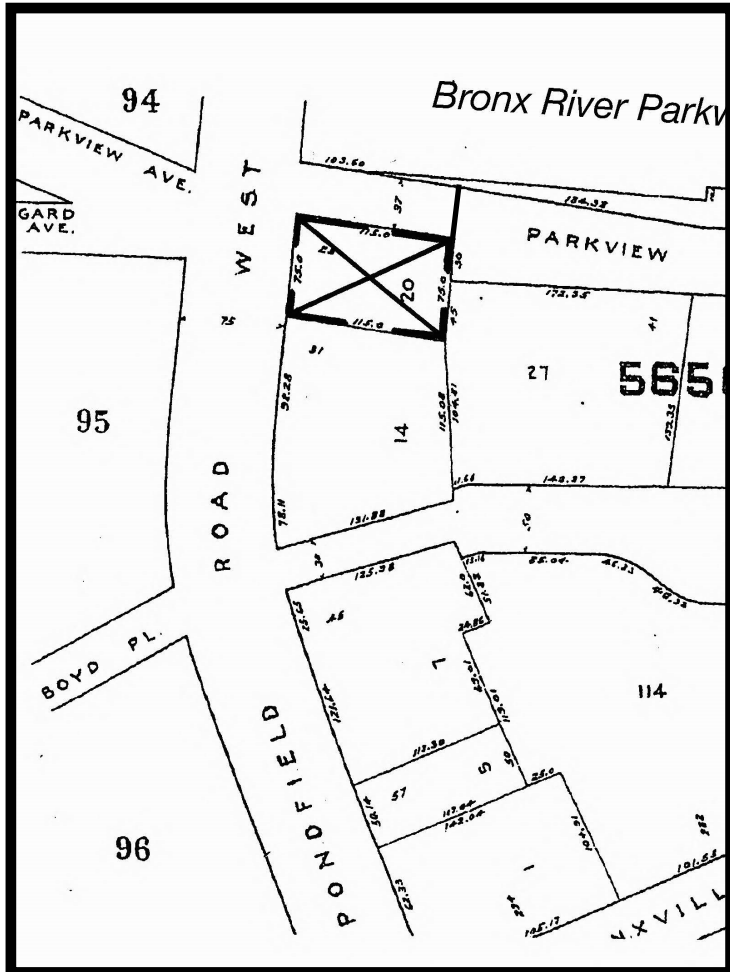
www.LiptakEMG.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.

ONE PONDFIELD ROAD WEST BRONXVILLE, NY

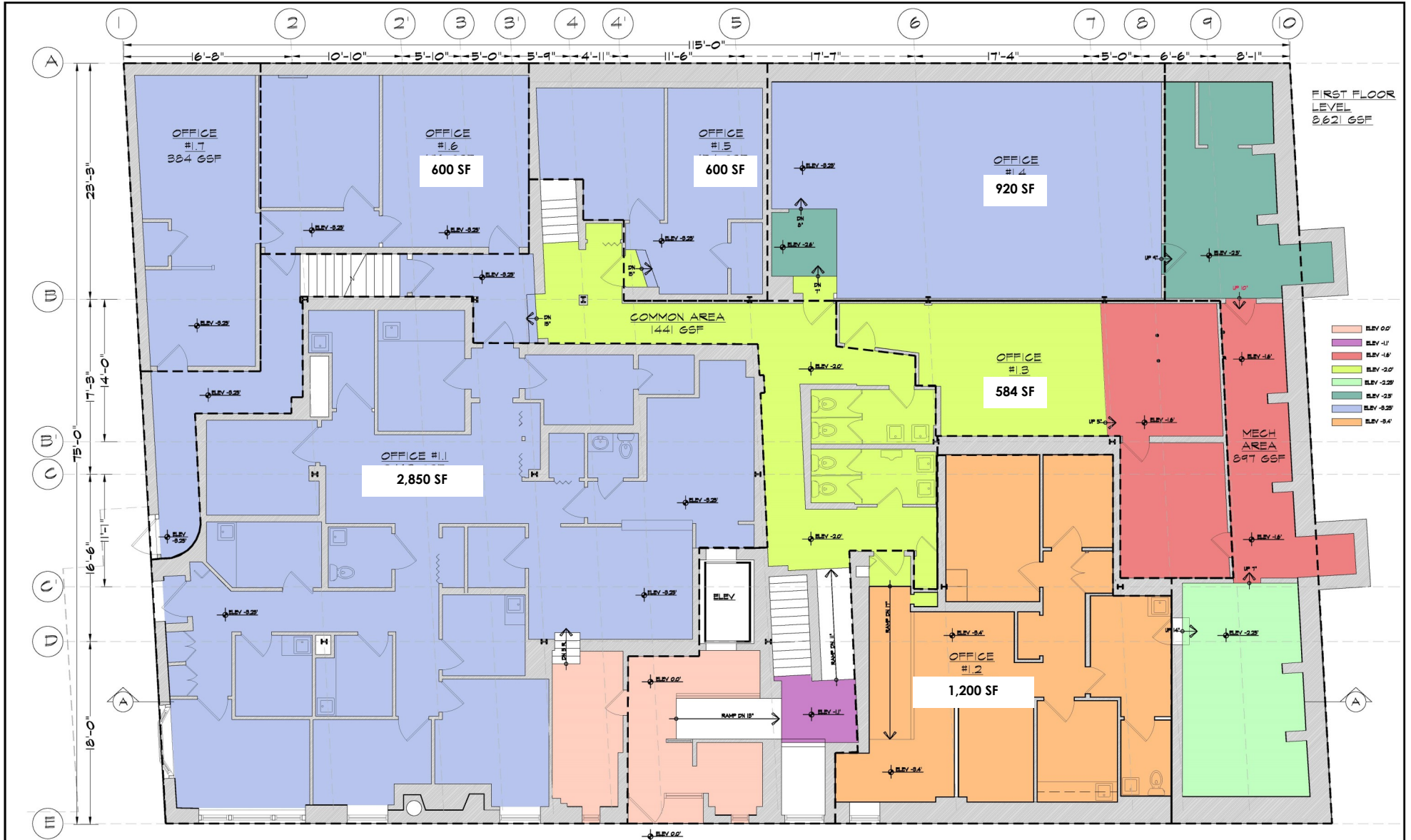
Tax Map

Section 5—Block 5650—Lot 20



ONE PONDFIELD ROAD WEST BRONXVILLE, NY

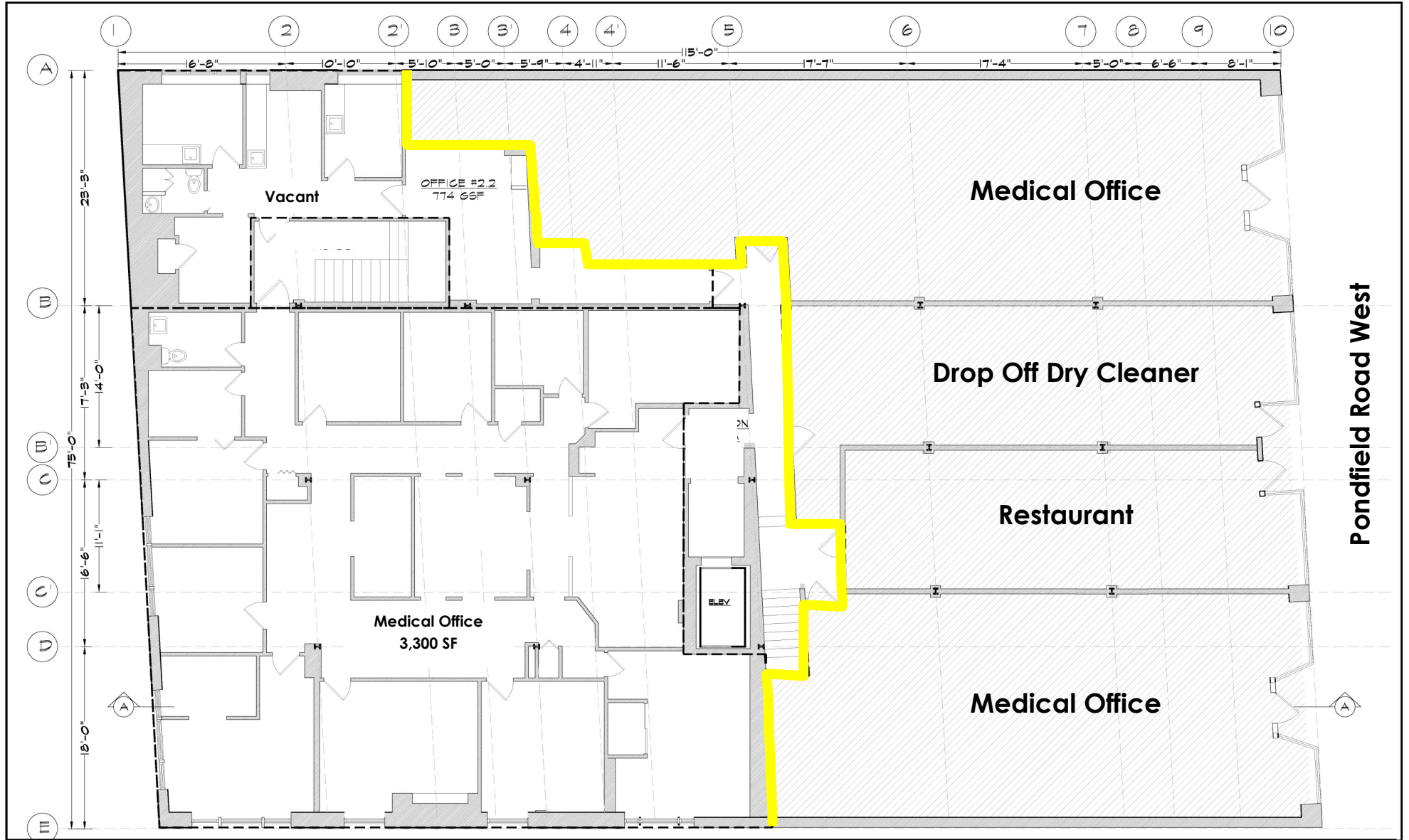
First Floor



ONE PONDFIELD ROAD WEST BRONXVILLE, NY

Second Floor

Ground Floor Storefront



ONE PONDFIELD ROAD WEST BRONXVILLE, NY

One Pondfield Road West, Bronxville

is located in Westchester County just north of New York City. This area is convenient, affordable, and offers opportunity for almost every residential and commercial investment.

Accessible

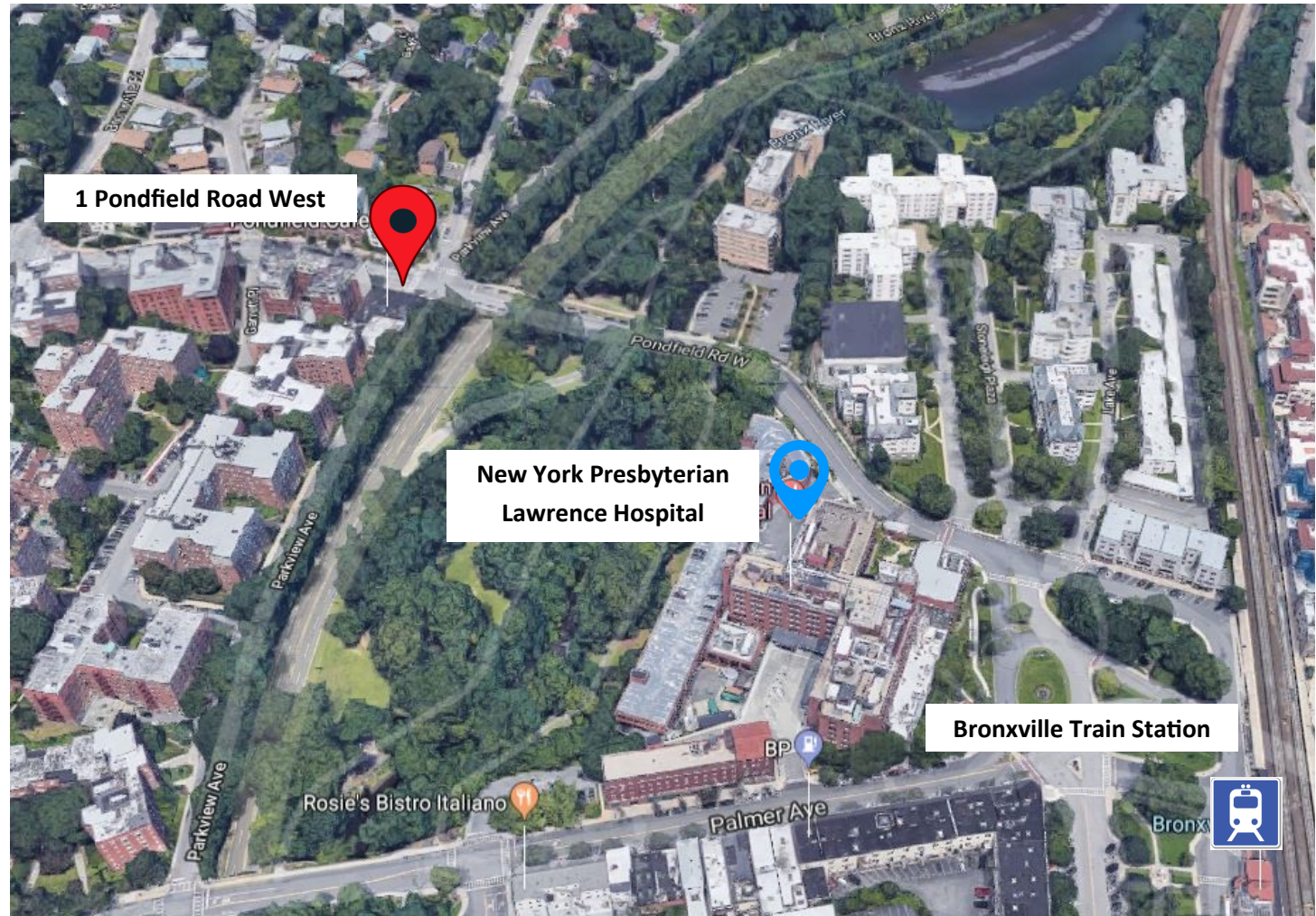
This town enjoys easy access to highways, airports and Metro North train service to both Manhattan and the Hudson Valley.

Desirable

This building is located in an area close to gourmet restaurants, shops, and parks. Just a 30-minute train ride to midtown Manhattan, it is perfect for any physician seeking to establish his/her practice in Bronxville due to the close proximity of New York Presbyterian Lawrence Hospital.

Workable

The range of opportunity in Bronxville/Yonkers is substantial. This area of Westchester has a large density of commercial, industrial and medical spaces. Bronxville/Yonkers has numerous office parks, two hospitals, 40 public schools and several neighborhood shopping districts.



ONE PONDFIELD ROAD WEST BRONXVILLE, NY



This neighborhood is primarily multi-story high density residential with some street level office and/or retail. This property is a prime opportunity for expansion (adding another floor) or for a multi-story residential building.