

## FULLY LEASED INVESTMENT PROPERTY FOR SALE

### 51 Smart Avenue Yonkers, NY



#### Property Highlights:

- Perfect Investment Opportunity!!!
- +/- 6,600 SF Fully Occupied Building
- Current NOI of +/- \$154,425 with all leases increasing by 4% annually
- All Existing Leases in Place
- Owner Occupies Majority of the Building, is currently under lease and will be exercising its renewal option
- Well Maintained Property
- On-Site Parking
- Conveniently Located Close to the NYS Thruway, Cross County Parkway, Hutchinson River Parkway, Sprain Brook Parkway, Bronx River Parkway, and Central Avenue
- Close to Shopping (Cross County Shopping Center, Ridge Hill), Dining and Banking

**For more information or to view this property, contact 914.422.0100**

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