

## 230 S Fulton Avenue Mount Vernon, NY 10550



### Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 230 S Fulton Avenue a 1-story commercial building constructed circa 1980. The building has 22,000 +/- square feet and is situated on a 82,564 SF lot.

### Transportation

The Property is accessible by automobile via the NYS Thruway (I-87), the Hutchison River Parkway, and the Bronx River Parkway. The Mount Vernon East station of the Metro North railroad is situated north of the subject at E 1st Street and Elm Avenue.

### Investment Highlights

- Slab on grade foundation
- Two curb cuts (S Fulton Ave. & Monroe St.)
- 12' Ceiling Heights
- Loading Dock
- Ample surface parking

### Property Facts

Location:	Between Monroe & E 3rd Streets
Block - Lot:	3156 - 0015
Building Size:	22,000 +/- SF
Lot SF:	82,564 SF
Lot Size:	1.9 +/- Acres
Zoning:	CB "Commercial Business"
Assessment (21/22):	\$98,000
Taxes (21/22):	\$144,616

### Neighboring Retailers



**Asking Price: \$4,250,000**

For more information, please contact:

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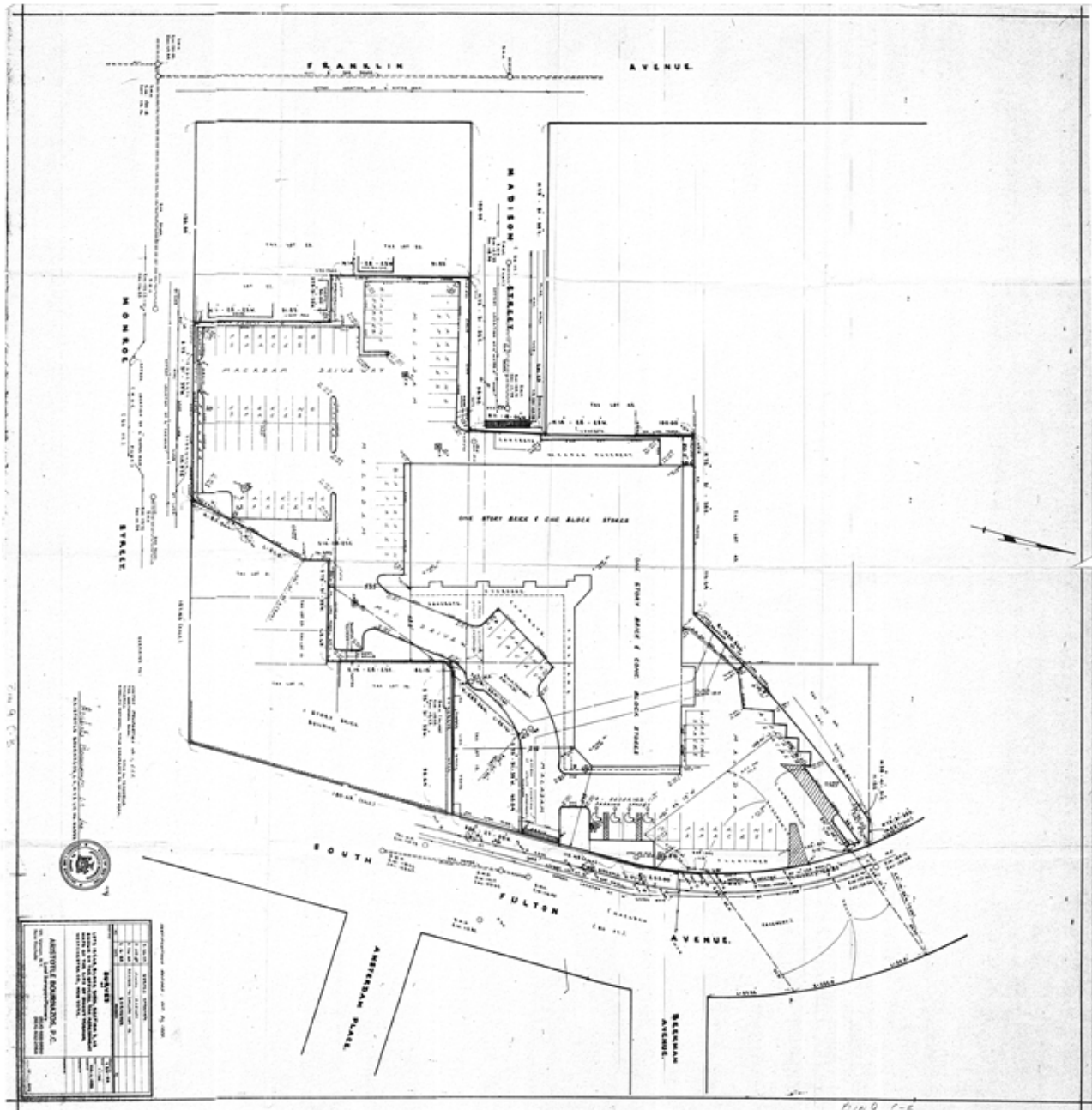
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Mount Vernon Commercial Building For Sale  
Asking Price: \$4,250,000

**BRIDGE**  
PROPERTY ADVISORS

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## Survey



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