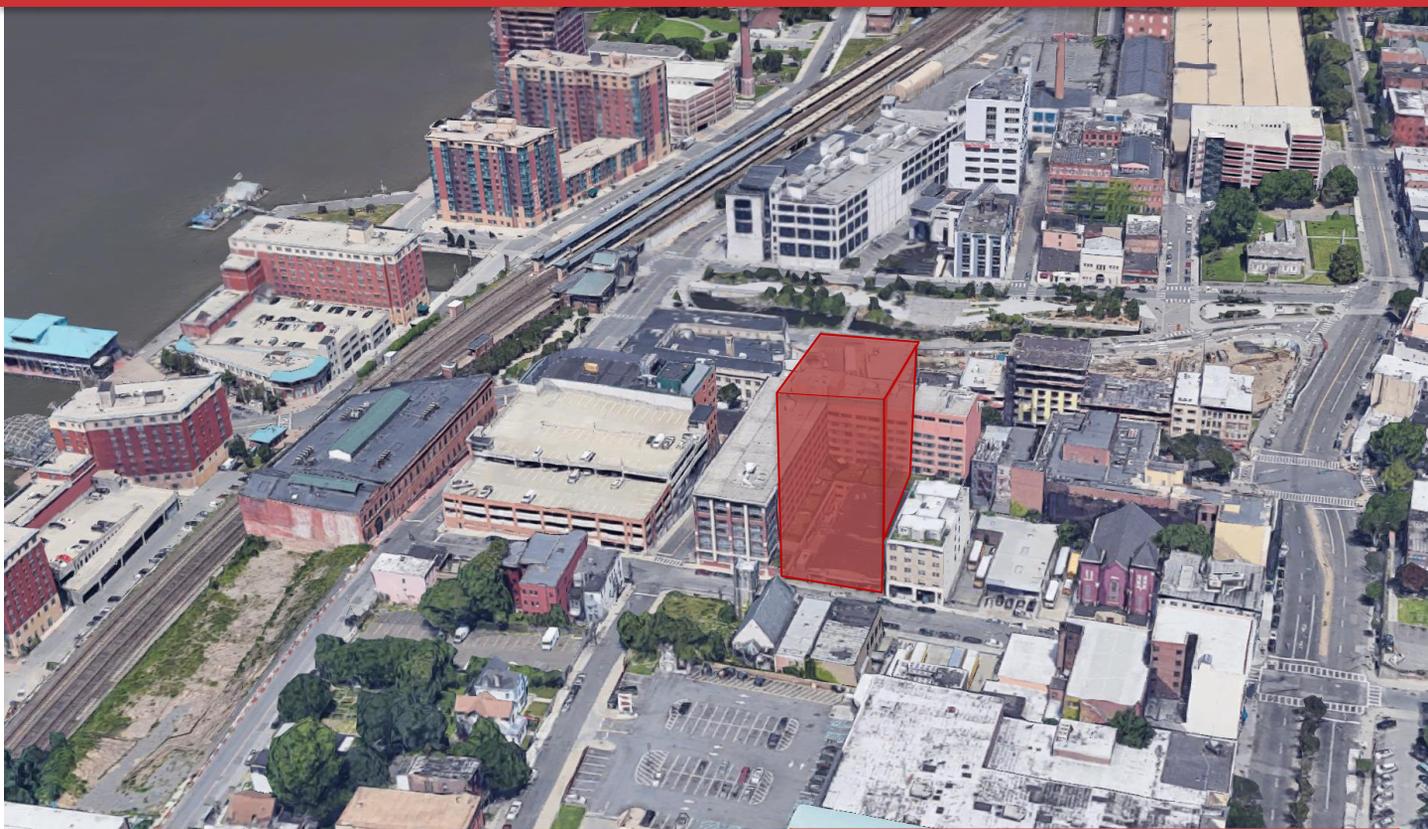


Development Site in Downtown Yonkers for Sale

41 Hudson St, Yonkers, NY 10701

FOR SALE: \$8,200,000



ERG is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of 41 Hudson St in the heart of downtown Yonkers in Westchester County, New York. The subject property is a 67' x 139' development site with three floors of underground parking. The property is ideally located in the heart of downtown Yonkers in proximity to the waterfront, upcoming retailers and restaurants and a 2 minute walk to the Metro North Train Station (~30 minutes to Grand Central). This presents a premier opportunity for a developer to take advantage of the revitalization of the downtown central business district within one of

New York's most desirable suburban neighborhoods.



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Property Information	
Asset Class	Store
Block & Lot	501-39
Lot Dimensions	67' x 139'
Lot Size	9,313 SF
Building Size	9,112 SF
Floors	1
Buildable SF	139,695 SF
Zoning	Downtown Waterfront District