

FINANCING AVAILABLE

- 65% Loan to Purchase
- 100% Construction Cost

PRICE BREAK: \$1,150,000



OVERVIEW

Asset Class	Commercial
Section, Block & Lot	1-32-20
Lot Dimensions	118' x 93'
Lot Size	11,761 SF
Building Size	11,955 SF
Gross Income (G/F)	\$108,000
Taxes	\$13,896
Net Income	\$94,104
Cap Rate	6.3%

ERG is pleased to present 26-36 Lawrence St, Yonkers in Westchester County, New York for sale. The subject property is a 118' x 93' lot zoned for high density apartments. Property has a tenant lined up to lease the entire first floor at **\$18 psf** with **2% annual increases** for a 25 year lease.



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