



COMMERCIAL REAL ESTATE

FOR SALE: \$400,000

Yonkers Development Opportunity

98,100, & 106 Oak Street, NY
10701

Exclusively Presented By:
Jared Friedman
646.253.0966
Jfriedman@ergcre.com



Yonkers Development Opportunity

98,100, & 106 Oak Street

Yonkers, NY 10701



Property Information

| | 98 Oak Street | 100 Oak Street | 106 Oak Street |
|---------------------------------|----------------------|----------------------|----------------------|
| Section, Block & Lot | 1-457-8 | 1-457-7 | 1-457-5 |
| Lot Dimensions | 25 ft. X 100 ft. | 25 ft. X 100 ft. | 25 ft. X 100 ft. |
| Lot Square Foot | 2,500 | 2,500 | 2,500 |
| Residential FAR | 1.25 | 1.25 | 1.25 |
| Buildable Square Feet | 3,125 | 3,125 | 3,125 |
| Zoning | Apartment Houses (M) | Apartment Houses (M) | Apartment Houses (M) |
| Taxes (18/19) | \$1,441 | \$1,924 | \$577 |

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

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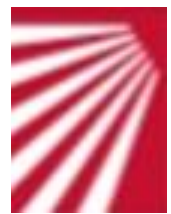
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Highlights

- This development opportunity consists of lots with 3,125 sf of development rights for each parcel
- The parcels are between Maple street and Poplar street
- This site is steps away from Enrico Fermi School For The Performing Arts
- This development opportunity has a total of 9,375 buildable square feet as-of-right between the 3 lots, coming to a price per buildable square foot of \$42
- These lots are the perfect opportunity for any developer looking for a new ground up development project to take on