



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Value Add Mixed Use Opportunity

4,500 SF • 4 Units

187 Ashburton Ave • Yonkers • NY • Projected 10% Cap

Offered at **\$2,000,000**

Shlomi Bagdadi
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Mendel Jacobson
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Location Overview

187 Ashburton is located on one the most prestige roads in all of Yonkers, with multiple residential buildings and local services, making this the perfect property for any commercial investor.

Located in the St. Joseph's neighborhood of Yonkers between Ritters Ln & Vineyard Ave approximately 1 mile from the Metro North Hudson line.

Main Highlights

- ▶ Pre-Signed Over Market Leases with Qualified Tenants, Conditions Include Vanilla White Box Landlord Improvements.
- ▶ Large Commercial Unit, Two Floor Mezzanine Layout
- ▶ Pro Forma at a 10% Cap Rate



4,500 SF

Total Building Size



2,484 SF

Lot Size



4

Number of Units



10.0%

Cap Rate

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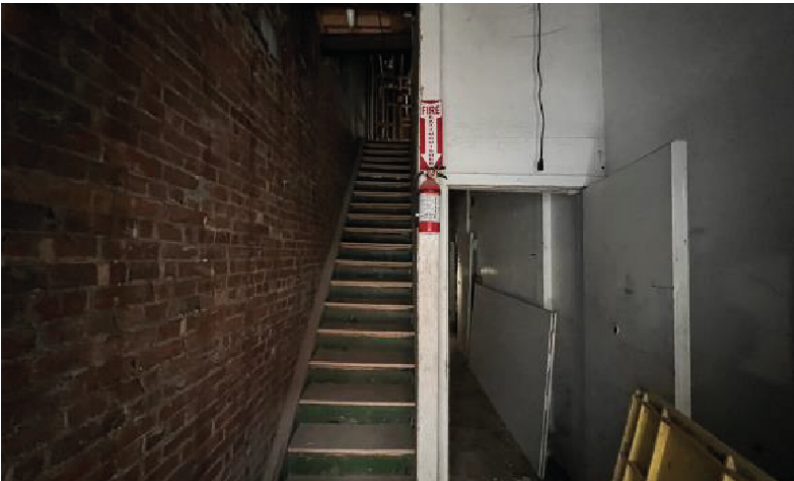
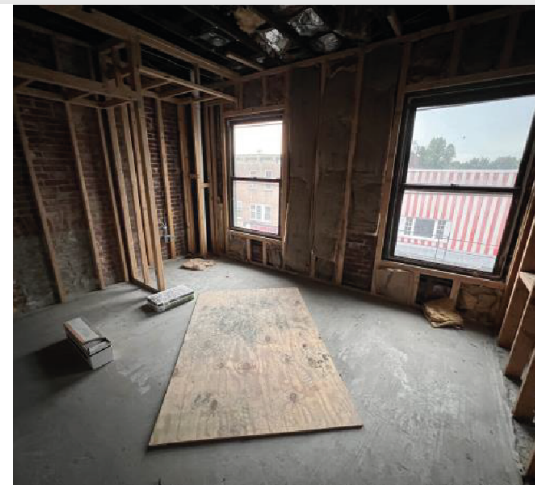
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Additional Photos

187 Ashburton Ave, Yonkers, NY 10701



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Projected Income Statement Summary

Projected Rent Roll Breakdown

| Space | Unit # | Per Mo. | Per Yr. |
|---------------|--------|-----------------|------------------|
| Retail | 1 | \$5,000 | \$60,000 |
| Retail | 2 | \$6,000 | \$72,000 |
| Apartment | 3 | \$3,500 | \$42,000 |
| Apartment | 4 | \$3,500 | \$42,000 |
| Totals | | \$18,000 | \$216,000 |

Actual Revenues:

| | |
|-----------------------|------------------|
| Actual Base Rent | \$216,000 |
| Total Revenues | \$216,000 |



Operating Expenses

| | |
|-----------------------|-----------------|
| Taxes | \$6,500.00 |
| Water | \$2,000.00 |
| Insurance | \$3,000.00 |
| Total Expenses | \$11,500 |



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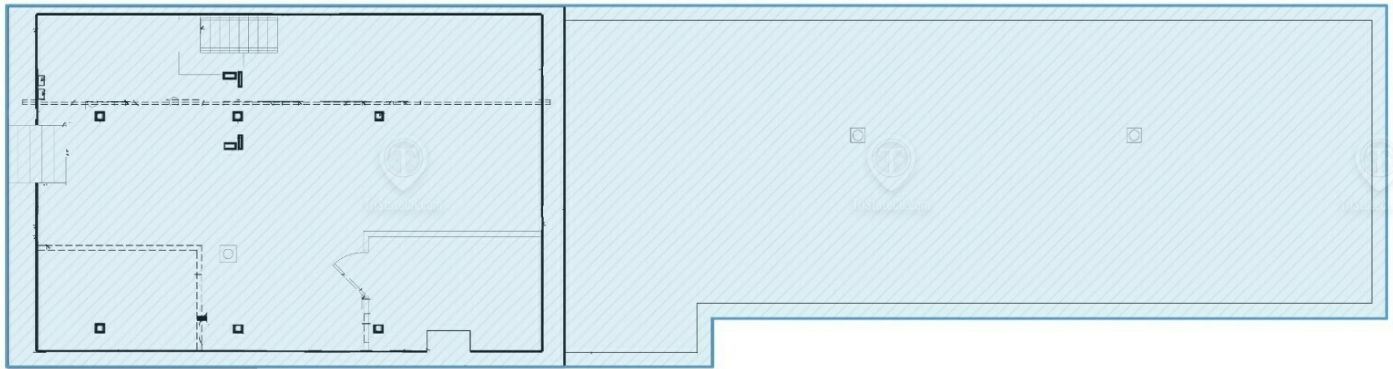
\$2,000,000



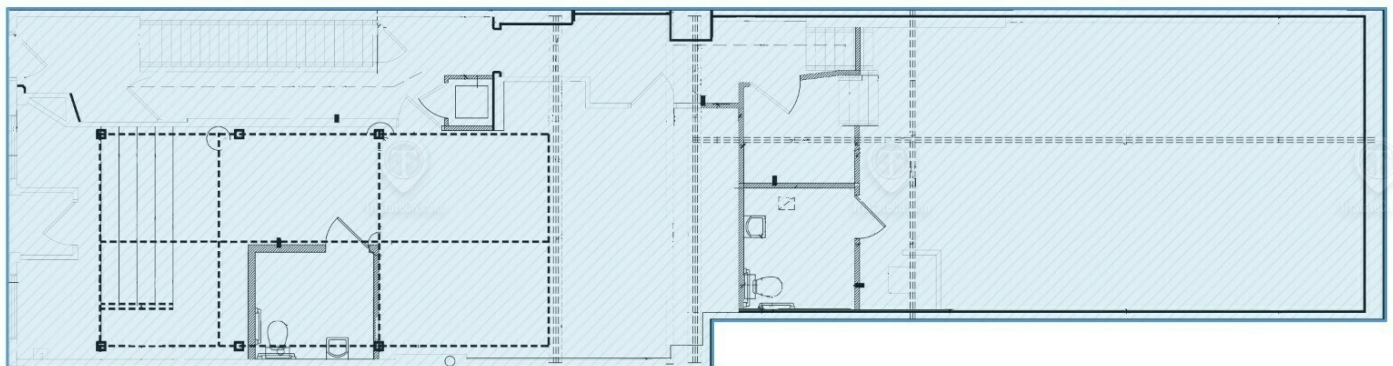
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Floor Plans

187 Ashburton Ave, Yonkers, NY 10701



187 ASHBURTON
CELLAR
TOTAL AVAILABLE SPACE: 4,500 SF



187 ASHBURTON
FIRST FLOOR
TOTAL AVAILABLE SPACE: 4,500 SF

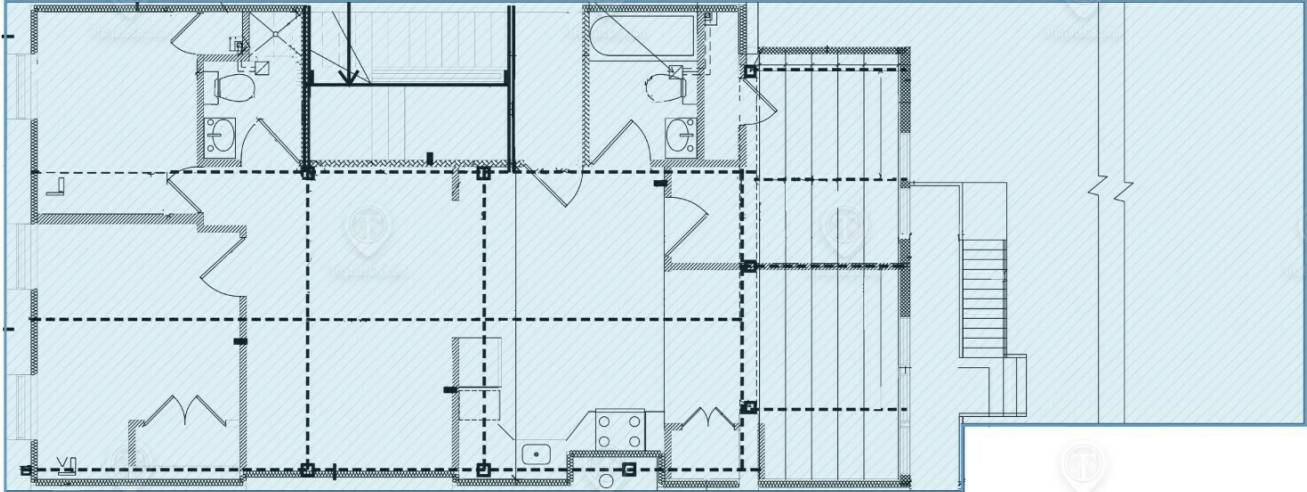
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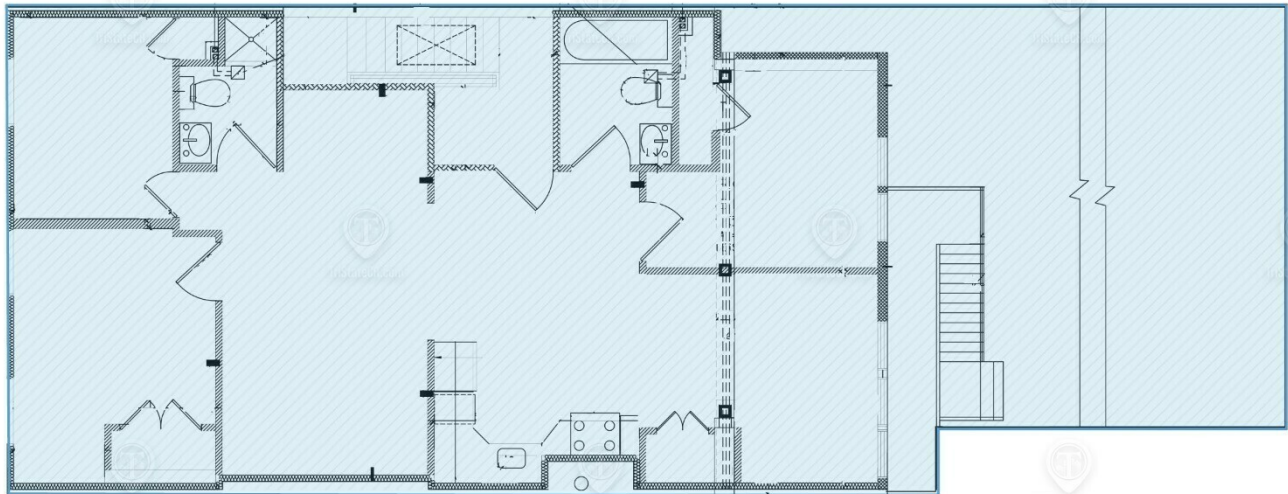
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187 ASHBURTON
2ND FLOOR
TOTAL AVAILABLE SPACE: 4,500 SF



187 ASHBURTON
3RD FLOOR
TOTAL AVAILABLE SPACE: 4,500 SF

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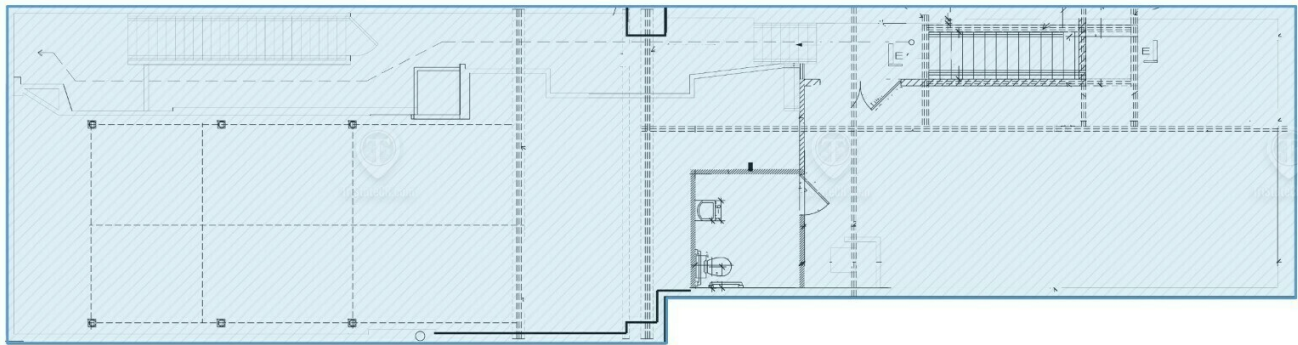
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Floor Plans

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187 ASHBURTON
MEZZANINE
TOTAL AVAILABLE SPACE: 4,500 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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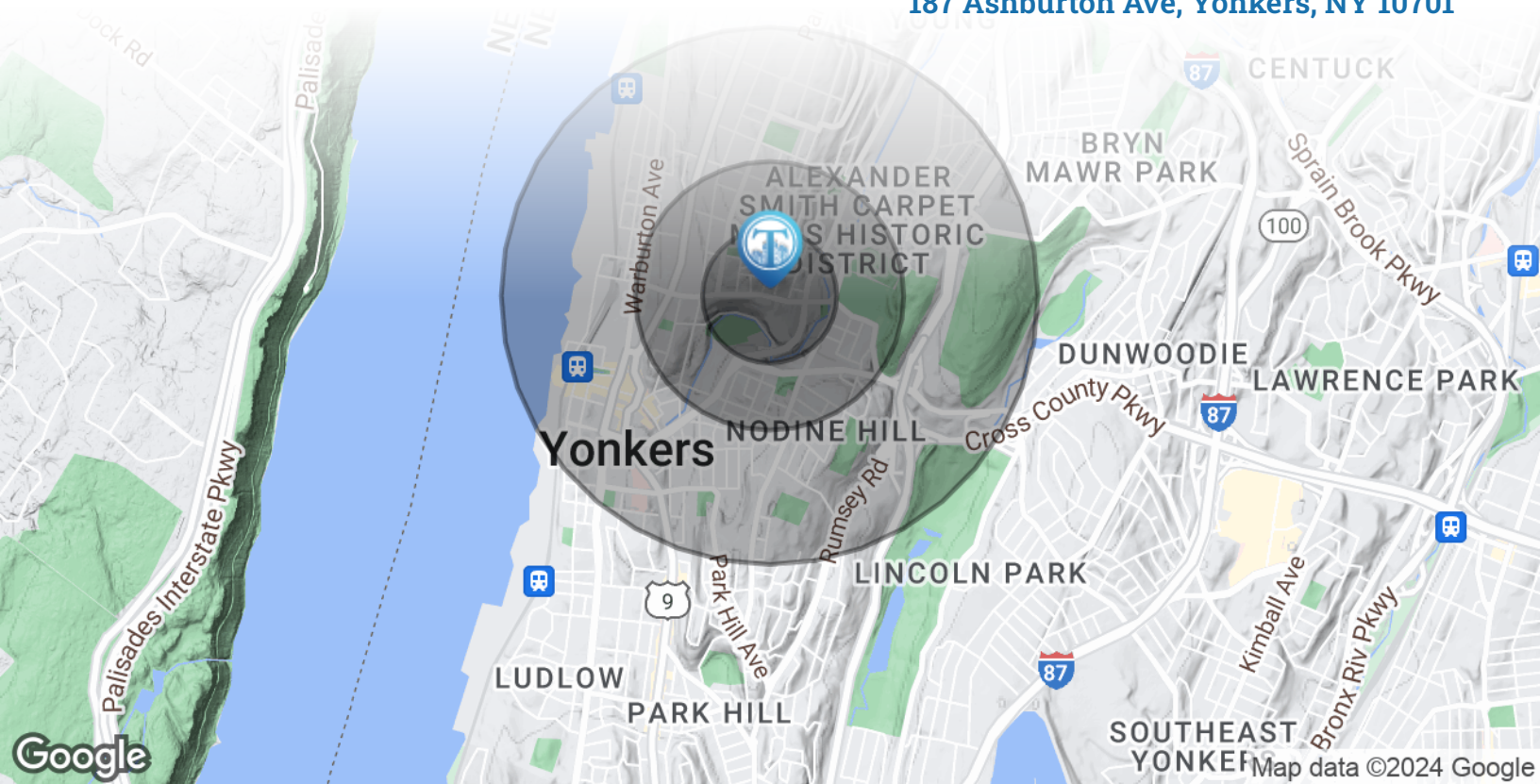
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Area Demographics

187 Ashburton Ave, Yonkers, NY 10701



POPULATION

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 5,100 | 20,461 | 56,145 |
| Average Age | 34.1 | 35.7 | 34.9 |
| Average Age (Male) | 29.5 | 33.3 | 32.9 |
| Average Age (Female) | 44.7 | 40.1 | 38.0 |



56,145

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,899 | 7,853 | 21,993 |
| # of Persons per HH | 2.7 | 2.6 | 2.6 |
| Average HH Income | \$36,268 | \$47,297 | \$61,890 |
| Average House Value | \$226,725 | \$139,223 | \$196,769 |



\$61,890

Avg Household Income

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