

## RETAIL INVESTMENT PROPERTY FOR SALE INVESTOR / USER OPPORTUNITY!

**590-600 Mamaroneck Avenue  
White Plains, NY**



### Property Highlights:

- Exceptional Investment Opportunity – Desirable Location!!!
- +/- 3,720SF Highly Visible Retail Building with +/- 100 SF of Frontage on Mamaroneck Ave
- 2 Retail Stores Occupied & 1 Available to Rent Which Has Been Newly White-Boxed
- Projected NOI: +/- \$107,000
- Prominent Mamaroneck Avenue Location
- Six (6) On-Site Exclusive Parking Spaces Plus Adjacent to Vast Municipal Covered Parking Garage
- Zoning: BR-1 Business Residential District, Allows for Many Retail, Office & Professional Service Uses
- Seller Financing will be Considered

**For more information or to view this property, contact 914.422.0100**

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