

**13,500 SQ FT IN 17,000 BLDG**  
**CATERING/SPORTS BAR/ ENTERTAINMENT/RETAIL**  
**HIGH CEILINGS NO COLUMNS SAFE AREA**  
**811 MCLEAN AVENUE, YONKERS, NY 10704**

**SALE LEASE OPTION TO BUY**  
**C OF O WITH STAGES TWO LARGE KITCHENS**  
**OWN PARKING LOT ADDTL INCOME**



### PROPERTY DESCRIPTION

13,500 sq ft existing c of o for catering hall restaurant space with performance space. Two large kitchens, 14' high ceilings, good parking. Over 50' of hoods. Walk in boxes. Good onsite parking and off-street loading for trucks. Large public parking lot 100' away. Ideal for restaurant or sports bar with gaming tables. Space has had many recent interior upgrades. New electric, plumbing, bar, bathrooms. No columns. Location is known as the Emerald Mile. 23 Irish bars adjacent to Woodlawn with large concentration of Irish expatriates. Restaurant/catering space two levels of 5000 sq ft each. Both having large fully equipped kitchens and 14' high ceilings. 2000 sq ft upper level, balcony overlooking Mclean with its own bathrooms, separate rear storage building of about 1500 sq ft. Stage for live bands on each of two main floors. 30 lined parking spots in a large private parking lot on side. No loading zone in front. Additional parking available in Coyne Park and or can add lots on Mclean. Asking only \$16 per sq ft/\$18,000 per month. Can be lease with option to buy.

Building has 3,000 +/- sq ft of office space rented to multiple tenants on independent upper level bringing in \$5000 a month.

### OFFERING SUMMARY

Sale Price:	<b>\$3,900,000</b>
Lease Rate:	<b>\$16 SF/yr (MG) \$18,000 PM</b>
Available SF:	<b>13,500 SF</b>
Lot Size:	<b>0.32 Acres</b>
Building Size:	<b>17,000 SF</b>

**BERNARD STACHEL**

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**TAMERLAINREALTY.COM / (914)-637-0800**

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# YONKERS ENTERTAINMENT SPACE

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"YONKERS EMERALD MILE"



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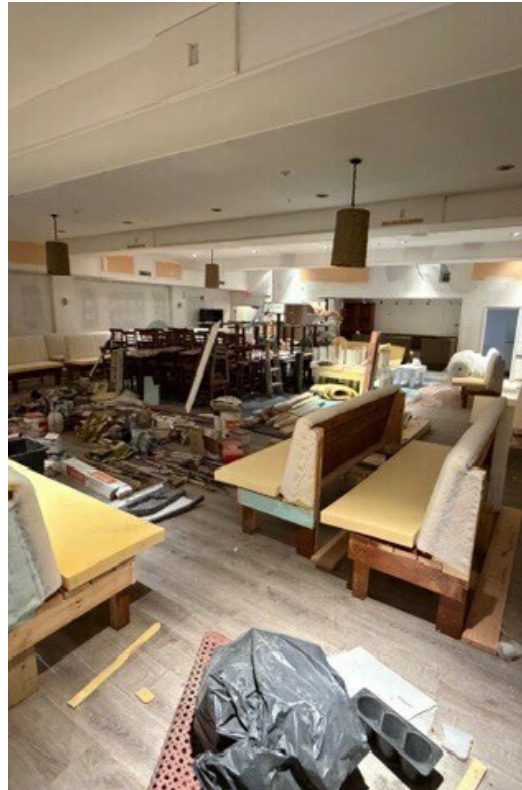
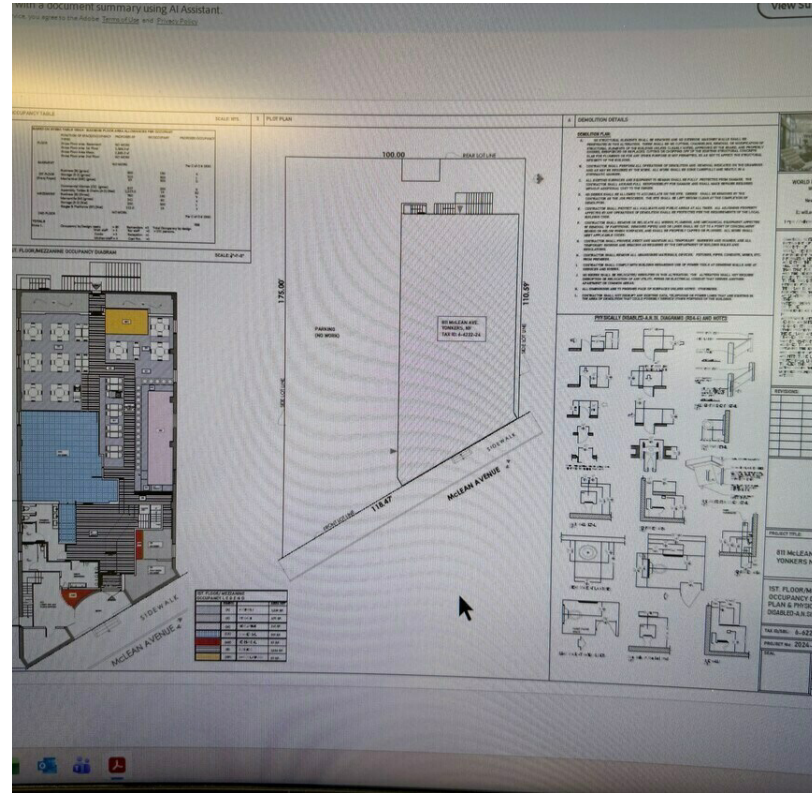
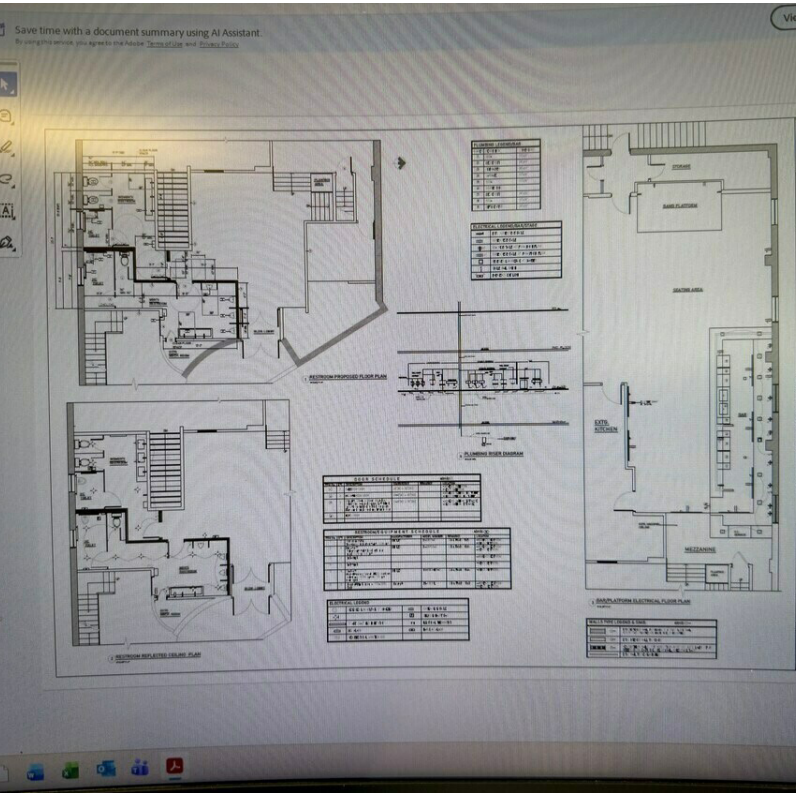
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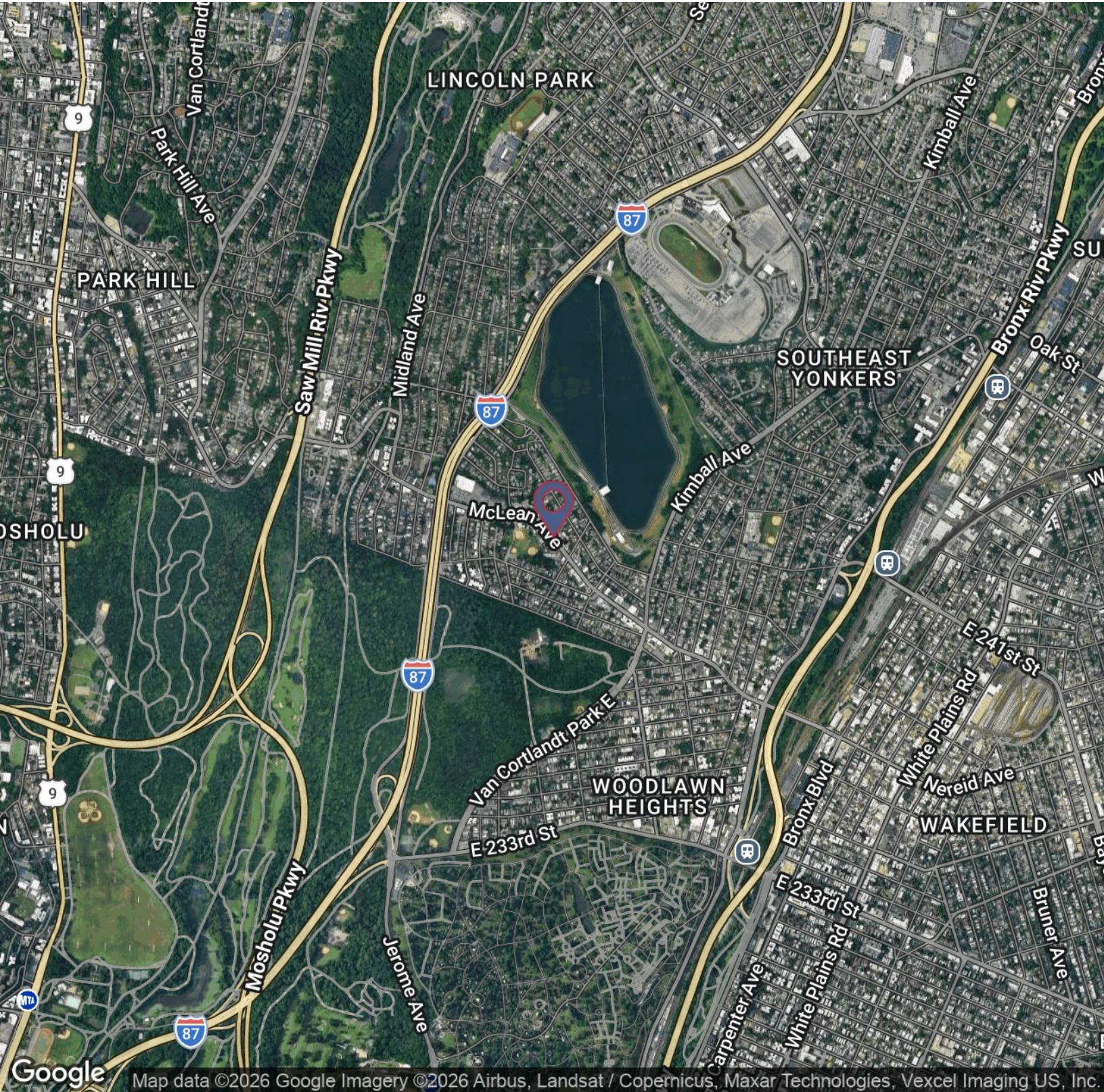
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