

# EXCLUSIVE AGENT

## 38,000 SF DEVELOPMENT SITE FOR SALE or LEASE



### 25 Tuckahoe Road Yonkers, New York

Block: 3110, Lots: 11,12,13,  
14,15,16,19,23,24,25,26, & 201

S/E Corner of Tuckahoe Rd. & Altonwood Pl.

Minutes from Saw Mill River Pkwy

**Approximately 38,000 SF**

*±21,665 SF on Tuckahoe Road  
Zoned "B" - Neighborhood Business  
& Apartment Houses*

*±16,875 SF on Clement Street.  
Zoned "T" Two Family Dwellings*

- Site currently used as a Garden Center -- Commercial/Retail Use  
B zoning district allows for Commercial/Medical, Retail, Multifamily, School
- Existing one story building currently used in connection with Garden Center currently contained on the property
- Site is zoned "B" and "T" & allows for the potential development of Commercial and Multifamily; Property directly abuts municipal parking lot
- Easy access to Saw Mill River Parkway (0.10 mi.), NYS Thruway (0.40 mi.), & Sprain Brook Parkway (0.90 mi.)

**Asking Price: \$2,200,000**

**Or For Lease @ \$15,000/Month Net**

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