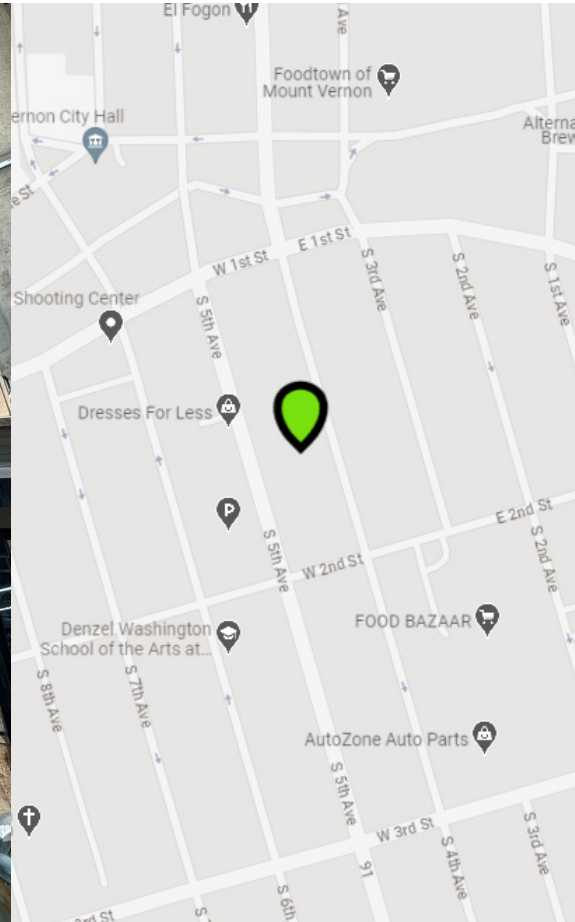


EXCLUSIVE LISTING



OFFERING PRICE

\$495,000

PROPERTY DESCRIPTION

SECTION- BLOCK-LOT:	165.70-3087-24
NEIGHBORHOOD:	Mount Vernon
CROSS STREETS:	W 1st & W 2nd Streets
BUILDING DIMENSIONS:	25' x 100'
BUILDING SF:	3,200
LOT DIMENSIONS:	25.04' x 105.12'
LOT SF:	2,625
TAXES (23/24):	\$20,712.00

INVESTMENT HIGHLIGHTS

3,200

Approx. Building SF

2,625

Approx. Lot SF

\$154

Price/SF

DELIVERED VACANT

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 50 S. 4th Avenue, in Mount Vernon, Westchester County, NY.

The subject property is a 2-story, 3,200 SF, commercial building. It is ideally located on the west side of the highly trafficked/high volume South 4th Avenue. It is within walking distance to the Mount Vernon East Metro North Railroad station, buses, banks, restaurants, & shopping. The building is currently vacant.

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