

# RETAIL FOR LEASE

70 BROAD STREET WEST  
MOUNT VERNON, NY 10552

## LISTING DATA

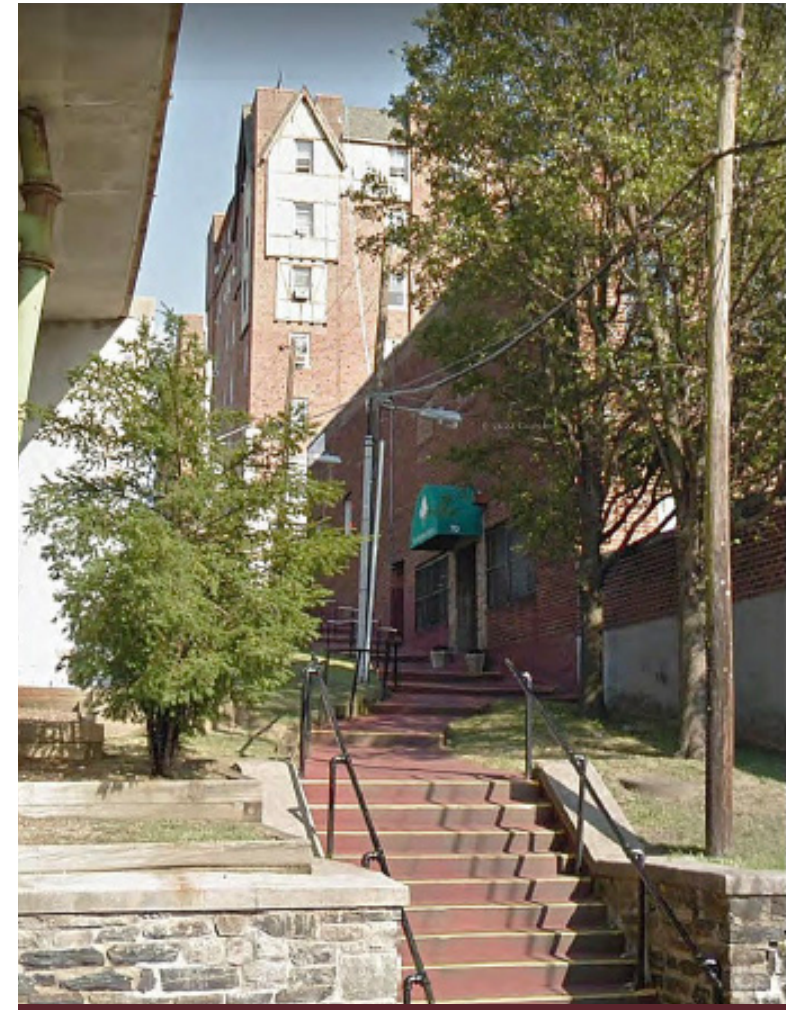
<b>LOCATION:</b>	Urban
<b>COUNTY:</b>	West Chester, NY
<b>YEAR BUILT:</b>	1975
<b>STORIES:</b>	2
<b>TENANCY:</b>	Single
<b>OWNER OCCUP:</b>	No
<b>CONSTRUCTION:</b>	Masonry
<b>WALK SCORE®:</b>	Very Walkable (80)
<b>TRANSIT SCORE®:</b>	Good Transit (54)
<b>TAXES:</b>	\$64.54/SF (2021)
<b>BUILDING TYPE:</b>	Class C Office
<b>RSA:</b>	4,896 SF
<b>TYPICAL FLOOR:</b>	2,448 SF
<b>TOTAL AVAILABLE:</b>	100%
<b>RENT / SF /YR:</b>	\$35.00

## LAND

<b>LAND SF:</b>	26,136SF
<b>BLDG FAR:</b>	0.19

Steve Lorenzo  
slorenzo@lee-associates.com  
D XXX.XXX.XXXX

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