

FOR SALE-MEDICAL/OFFICE BUILDING

225 Veterans Rd-Yorktown Heights, NY



Building Size: ±13,000 SF
(2-Story Elevator)

Additional Information:

- Tenants include large medical group and doctor's office
- Excellent Parking
- Located in between Taconic Pkwy & I-684
- Further details available upon request



CONTACT EXCLUSIVE AGENTS:

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

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ACTUAL

		Monthly	Annually
Income			
Large medical group	5,632 RSF	\$13,324.37	\$159,892.48
Doctor's office	2,840 RSF	\$6,718.97	\$80,627.64
Tenant 3	3,000 RSF	\$	\$
Tenant 4	750 RSF	\$	\$

Total Income **\$240,520.12**

Expenses

Water		\$2,025
Insurance		\$5,000
Heating/AC		\$1,200
Elevator maintenance		\$3,328
Elevator monitor		\$330
Elevator phone		\$410
Garbage		\$4,360
NYSEG		\$1,260
Grass		\$550
Snow removal		\$3,000
Taxes-Town/County		\$17,348
Taxes-School		\$47,580

Total Expenses **\$86,391**

NOI **\$154,129.12**

PRO-FORMA

		Monthly	Annually
Income			
Large medical group		\$13,324.37	\$159,892.48
Doctor's office		\$6,718.97	\$80,627.64
Tenant 3		\$6,000.00	\$72,000.00
Tenant 4		\$1,125.00	\$13,500.00

Total Income **\$326,020.12**

Expenses

Water		\$2,025
Insurance		\$5,000
Heating/AC		\$1,200
Elevator maintenance		\$3,328
Elevator monitor		\$330
Elevator phone		\$410
Garbage		\$4,360
NYSEG		\$1,260
Grass		\$550
Snow removal		\$3,000
Taxes-Town/County		\$17,348
Taxes-School		\$47,580

Total Expenses **\$86,391**

NOI **\$239,629.12**

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