

EXCLUSIVE OFFICE OFFERING OFFICE INVESTMENT

81 Centre Avenue/
573-579 Main Street
New Rochelle, NY 10801

INVESTMENT HIGHLIGHTS

- Great stable investment opportunity
- New roof, new store fronts, new windows, pointed & steam cleaned
- New canopies and signage
- Can build another 5,000 sq. ft. on roof
- Corner retail and office – Centre & Main



OFFERING SUMMARY

Price	\$3,500,000
Down Payment (100%)	\$3,500,000
Gross Leasable Area (GLA)	18,000 sf
Price per Square Foot (GLA)	\$194.44
Year Built	N/A
Lot Size	60 x 100
Total Return - Pro Forma	\$250,005

Listing Office: 505 Park Avenue | 17th Floor | New York, NY |
Tel: (212) 750-3600 | Fax: (212) 759-7302 | www.salmonmarshall.com

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OPERATING DATA

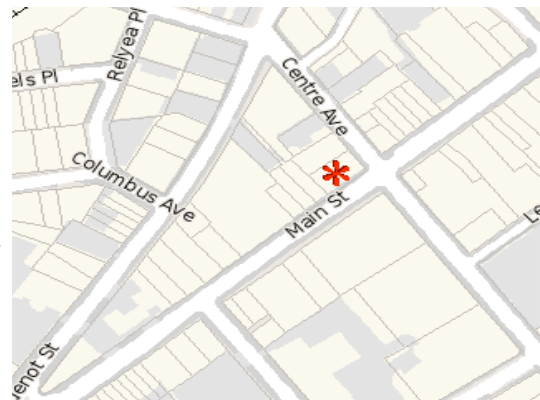
INCOME	CURRENT
Retail Income	\$145,956
Office Income	\$157,848
Gross Potential Rent	\$303,804
Total Reimbursements	\$17,962
Gross Potential Income	\$321,766
Effective Gross Income	\$321,766
EXPENSES	
Real Estate Taxes	\$35,425
Utilities	\$22,500
Repairs and Maintenance	\$5,000
Insurance	\$8,836
Total Expenses	\$71,761
Expenses Per SF	\$3.99
NET OPERATING INCOME	\$250,005



INVESTMENT OVERVIEW

Salmon & Marshall Real Estate Investments is pleased to offer this opportunity in New Rochelle, NY. The subject property is a corner office building that offers approximately 18,000 sq. ft., with the potential to build an additional 5,000 sq. ft. on the roof.

It is in close proximity to the New Rochelle Metro North Station (which also serves Amtrak), New Roc City and Monroe College. This prime office space is located in the heart of the New Rochelle shopping district and has significant upside potential in rental income.



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