



John Barrett



914-779-8200 x114



jbarrett@admiralrealestate.com

ADMIRAL
REAL ESTATE SERVICES

Restaurant Building For Sale

174 Marbledale Road, Tuckahoe, NY

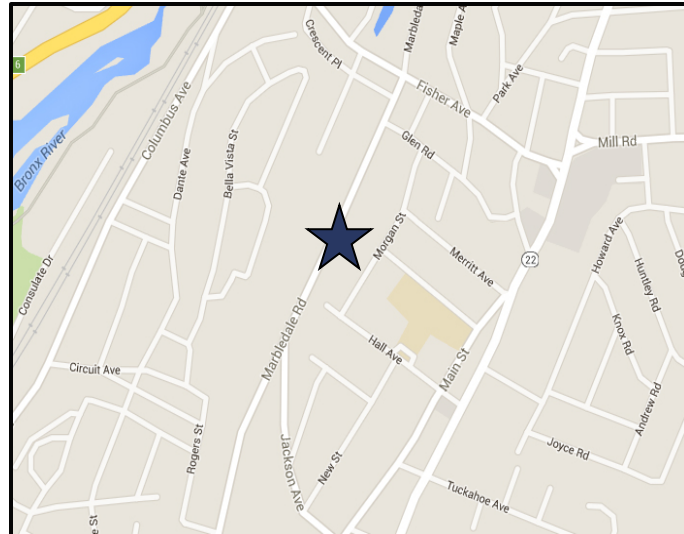
Location:	On the east side of Marbledale Road between Jackson Avenue & Glen Rd.	
S/B/L:	39 / 3 / 7A	
Lot Dimensions:	122' x 100'	Approx.
Lot SF:	13,068	Approx.
Building Dimensions:	40' x 30'	Approx.
Stories:	1	
Building SF:	1,200	Approx.
Tented Dining Area SF:	400	Seasonal
Zoning:	GC-General Commercial	
Parking:	8 Vehicles	
Assessed (15/16):	\$6,500	
RE Taxes (15/16):	\$15,481	



Admiral Real Estate has been retained on an exclusive basis by ownership to arrange for the disposition of a long established restaurant property (30 + years), with a successful operator in-place. The property is located at 174 Marbledale Road in the Village of Tuckahoe, in Westchester County.

The building is approximately 1,200 Square Feet with an additional 400 Square foot tented space used for dining and special events on a seasonal basis (April – November). The current tenant, a very successful operator at multiple locations, has been in the space for 5 years and has 5 years left on the lease. The lease is (NNN) and tenant is responsible for all tax and insurance payments as well as maintenance of the grounds. **Property is being offered at an 8.25% Cap Rate on in-place income.**

There is a new Marriott Spring Hill Suite with 153 rooms in development across the street from the property and a new 108 unit luxury rental development, in the final stages of construction, at the intersection of Marbledale Road and Main Street, just 2 blocks from the site.



ASKING PRICE \$699,000

Call Owner's Exclusive Agent:

John Barrett



914-779-8200 x114



jbarrett@admiralrealestate.com

Brokers Protected

