

**48-50 5th AVENUE
PELHAM, NY**



**PROPERTY FACTS: PERFECT DOWNTOWN RETAIL SPACE FOR LEASE – 3,264 GROSS USEABLE SQ. FT.
\$35 PER SQ. FT. ANNUAL LEASE – NNN | CURRENTLY SETUP FOR RETAIL/FINANCIAL INSTITUTION**



Maurice Owen-Michaane

Capital Realty NY

FOR MORE INFORMATION CONTACT:

Exclusive Listing Broker – Maurice Owen-Michaane

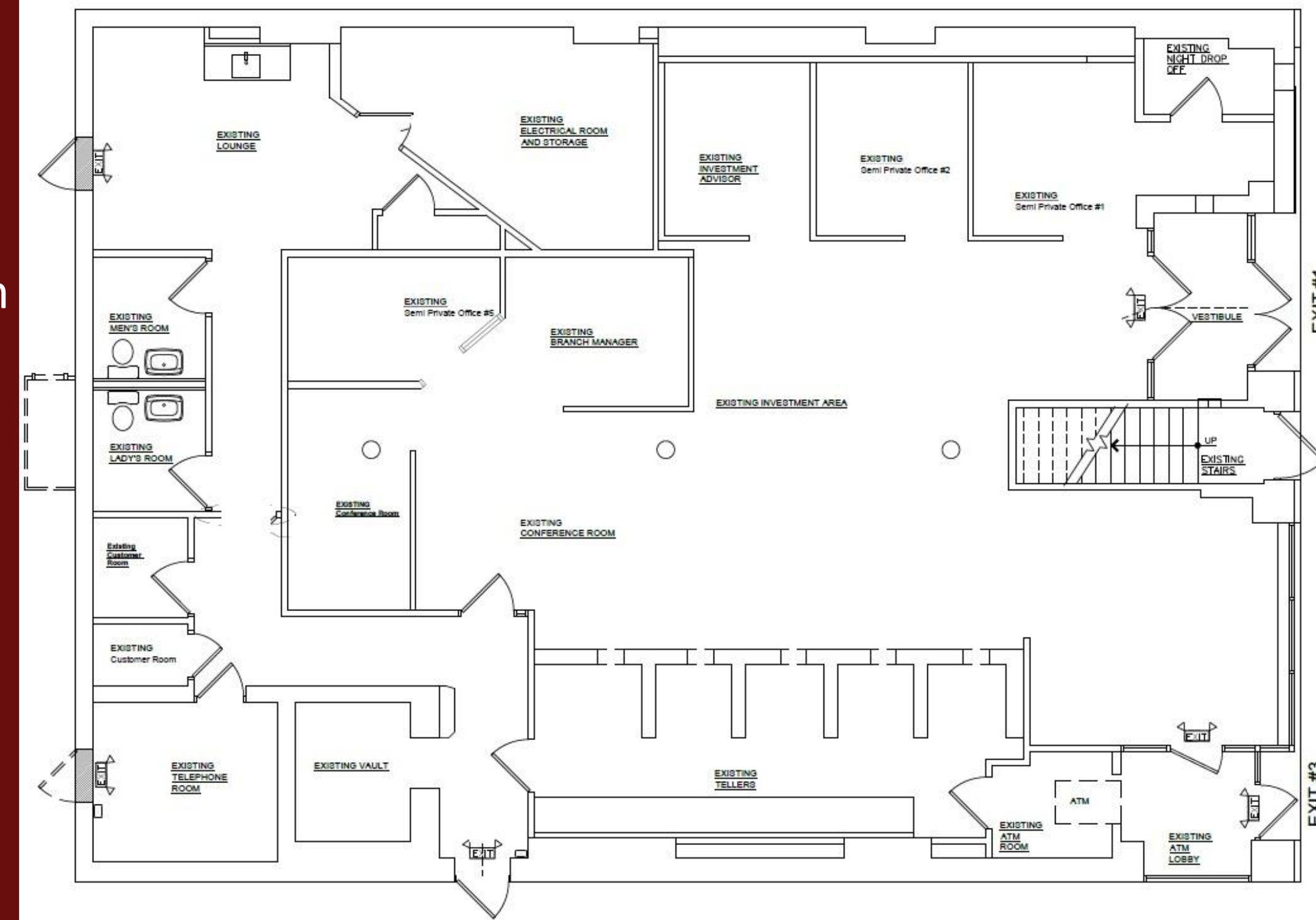
917-842-5552 | maurice@capitalrealtyny.com | Capitalrealtyny.com

Property Highlights:

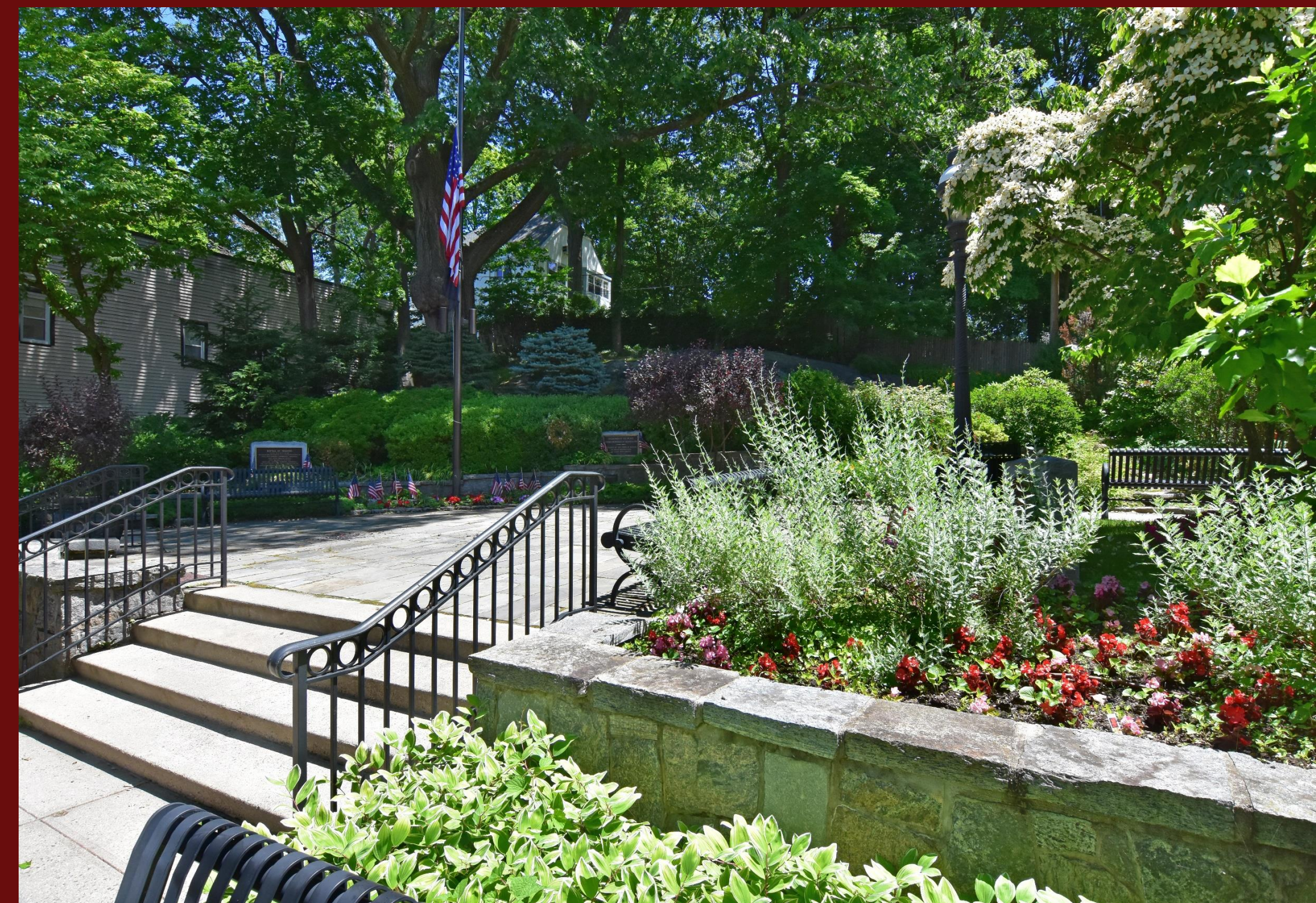
- Perfect Walk-To-All-Location in the Heart of Town of Pelham
- Extremely High Foot Traffic
- Center of Retail/Commercial District for Town & Village of Pelham
- Metro-North Steps Away
- Easy Access to the Hutchinson Parkway & I-95
- Several Large Golf & Tennis Clubs in Area
- Park Property on Both Sides of the Property Retail Space Use

Select Property Information:

- 3,264 Sq. Ft. of Retail Space
- Space is in Excellent Condition
- Lots of natural Light
- Currently Set Up for a Retail –
 - ✓ Floor Plan & Build Set Up for Financial Institution
 - ✓ 6 Private & Semi Private Offices
 - ✓ 2 Private Customer Rooms Next To the Vault
 - ✓ 5 Existing Teller Station Windows
 - ✓ 2 Restrooms
 - ✓ Kitchen/Break Area in the Back
 - ✓ Spacious Vault
 - ✓ Security Room
 - ✓ High Ceilings
 - ✓ Utility Room
- Space is 1st Floor of Building
- Central HVAC System
- Landlord Maintains Exterior including Roof & Snow Removal
- Architect Firm is 2nd Floor Tenant
- Ample Street Parking



CURRENT FLOORPLAN/SETUP



PARKLAND ON BOTH SIDES OF PROPERTY