

Two-Story 7,048 Square Foot Historic Bank Building

**2 SOUTH BROADWAY
TARRYTOWN, NY 10591**

FOR SALE: \$2,999,000

FOR LEASE: \$28.00-\$40.00 PSF NNN



Former Bank Building built in 1898 on the corner of Main Street and South Broadway.

- Space is in Excellent Condition, fully renovated in 2011 with over hundred thousand in updates with a new HVAC systems, new wiring, windows, and floors
- Potential sidewalk seating for restaurant
- 15 parking spaces with an additional 25 municipal spots in the same lot. Free parking after 6pm
- Potential Outdoor Patio of Additional 1,800 SF
- Lease rate does not include utilities, property expenses or building services
- Close Proximity to Tarrytown Metro North Train Station
- Surrounded by Restaurants and Shops
- Taxes: \$96,090
- Zoned RR—Restricted Retail (See uses attached)

GROUND FLOOR:

- 4,027 SF ground level offers 12 ft high ceiling, marble tiles, crown molding, art deco lighting, solid mahogany doors, 2 ADA bathrooms, conference room and break room with kitchen. Accessible with ramp on ground floor and from side building.

SECOND FLOOR:

- 3,021 SF Second Level Permitted for Office or Residential Apartments. Well maintained space with easy flow to each room

BASEMENT:

- 4,250 SF Basement which includes the original bank vault. Plenty of room for attentional storage. Elevator shaft in place from basement to ground floor.

Exterior Property Photos

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Parking behind building



Additional outdoor space that can be converted into outdoor seating area



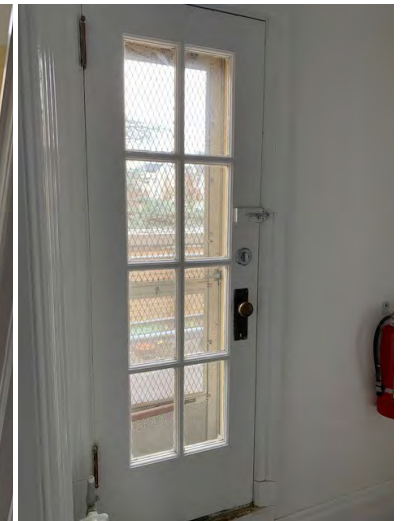
Interior Property Photos

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Ground Floor: Large open space 41 ft to 55 ft across



Second Floor: Beautifully maintained 2nd floor with 6 rooms, 2 bathrooms and door leading to rooftop



Interior Property Photos

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Basement: Fully functional basement space perfect for additional storage. Mechanical room with up-dated heating/cooling system, commercial gas line and a three phase electrical panel



Old elevator shaft leading to ground floor

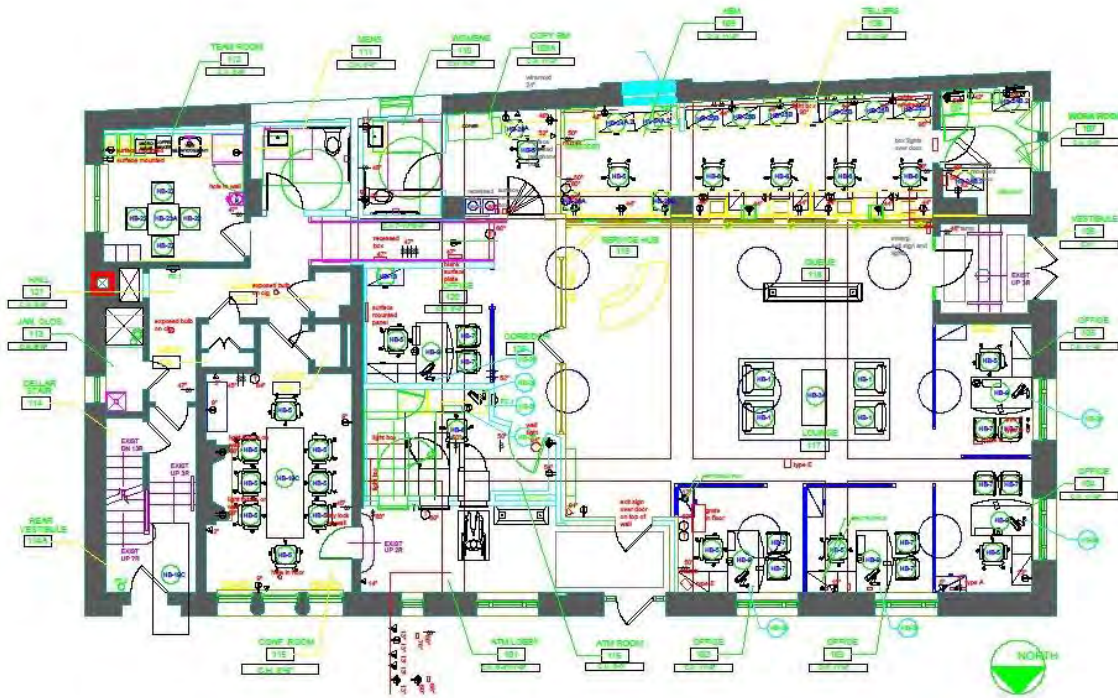


Floor Plan - First Floor

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Floor Plan - Basement

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Tax and Plat Map

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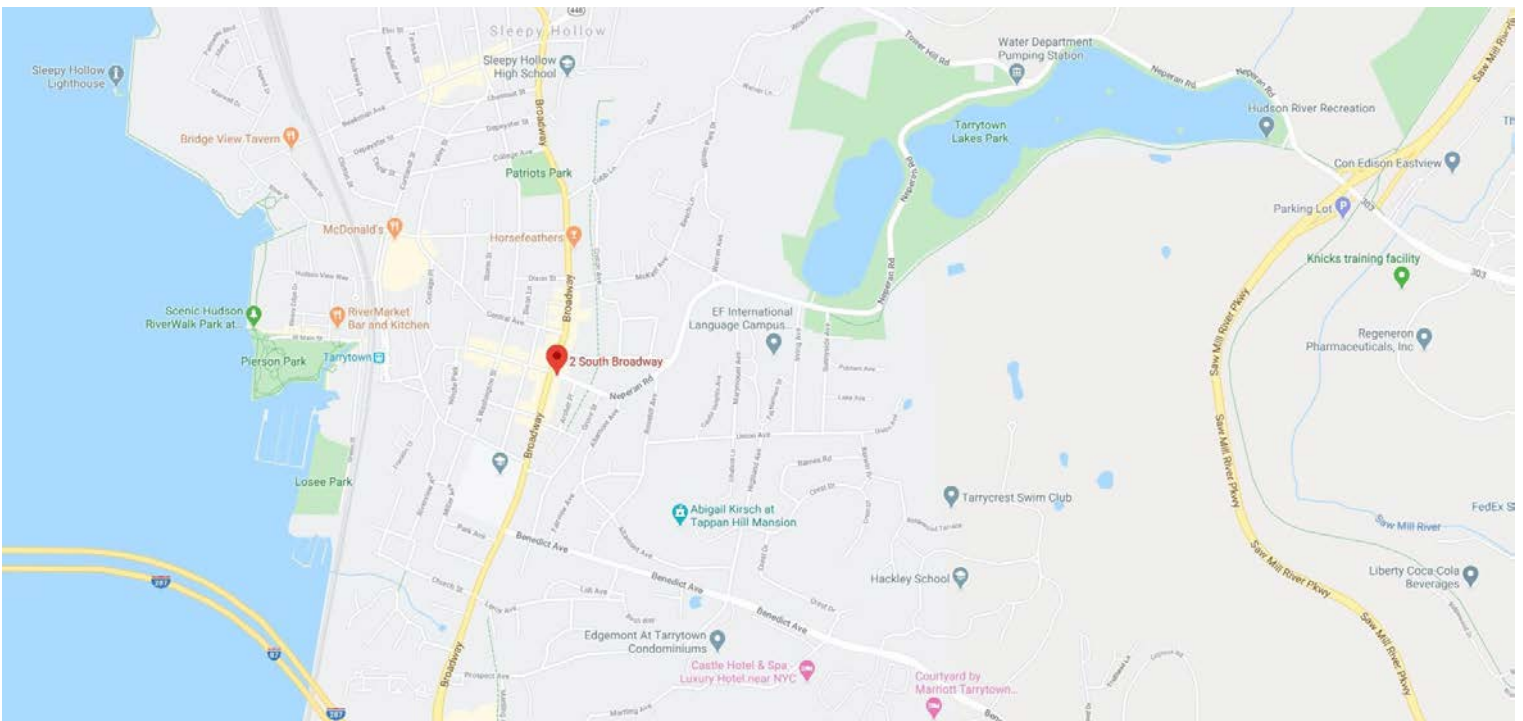
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Aerial View and Regional Map

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