

65 Westchester Ave  
Pound Ridge , NY 10576

**Commercial space**

977 sf (plus 1000+ SF exterior usable terrace space)

\$2,895.00/month

2 months security

Minimum 3 yrs lease(nego)

NNN Lease

Expenses:

Taxes & Ins. - \$400.00/mo

Partial Maint- Parking lot snow removal included

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\*Total: \$3,295.00/mo

Tenant's Additional Expenses

**Estimated** Utilities:

Water- \$0

Oil - \$0

Water - \$0

Electric - \$170.00/mo (depends on tenants usage)

Two (2) 100 amp electrical panels

High efficiency - New dual Heat/Cooling system (12/27/17)

Lawn - \$50 - \$75/mo

Cable/Phone/Wi-Fi/Garbage