



89 Gramatan Avenue  
Mount Vernon, NY 10550  
For Lease: \$3,050 Per Month

Type:	Commercial
MLS#:	6259237
Square Footage:	800

Introducing an exceptional commercial property opportunity on prime Gramatan Avenue in Mount Vernon! This former vented restaurant space is now available for lease, offering a wealth of possibilities in a thriving neighborhood undergoing exciting redevelopment. Located in the heart of Mount Vernon, this property boasts an enviable position that attracts a steady flow of foot traffic and provides excellent visibility for your business. The former vented restaurant space offers a spacious interior layout, perfectly suited for creating a unique and inviting dining experience. The open floor plan provides flexibility for customization, allowing you to transform the space into a modern eatery, a trendy caf , or any other culinary concept you envision. With its existing ventilation system, this property eliminates the need for extensive modifications, reducing startup costs and ensuring a smooth transition for your restaurant. The quality of this needs to be confirmed. Base year tax.

### Listing Details

Asking Price: \$3,050 Per Month	Status: Leased	Type: Commercial
MLS ID: 6259237	Last Update: 1/15/2024	Added: 754 Day(s) Ago

### Property Details

Address: 89 Gramatan Avenue	City: Mount Vernon	State: NY
Zip: 10550	County: Westchester	Square Footage: 800
Total Bathrooms: 0		

### Location Details

Water Front: No	Water Access: No
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### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Air Conditioning: Central Air
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### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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