



79 Gramatan Avenue  
 Mount Vernon, NY 10550  
 For Lease: \$3,370 Per Month

|                 |            |
|-----------------|------------|
| Type:           | Commercial |
| MLS#:           | 6321381    |
| Square Footage: | 885        |

Introducing an exceptional commercial property opportunity on prime Gramatan Avenue in Mount Vernon! This unit offers 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. Base year tax.

### Listing Details

|  |   |  |
|--|---|--|
| Asking Price: \$3,370 Per Month<br>MLS ID: 6321381 | Status: Active<br>Last Update: 8/6/2024 | Type: Commercial<br>Added: 81 Day(s) Ago |
|--|---|--|

### Property Details

|   |   |                                  |
|---|---|----------------------------------|
| Address: 79 Gramatan Avenue<br>Zip: 10550<br>Total Bathrooms: 0 | City: Mount Vernon<br>County: Westchester | State: NY<br>Square Footage: 885 |
|---|---|----------------------------------|

### Location Details

|                 |                  |
|-----------------|------------------|
| Water Front: No | Water Access: No |
|-----------------|------------------|

### School Details

School District: Mount Vernon

### Heating, Cooling, & Utility Details

|                        |                    |                                  |
|------------------------|--------------------|----------------------------------|
| Heat Type: Natural Gas | Water Type: Public | Air Conditioning: Window Unit(s) |
|------------------------|--------------------|----------------------------------|

### Broker Details

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| Triforce Commercial RE LLC | Jason Horowitz |
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