

Owner
Financing
Available

100% Vacant
Commercial

100' x 100'
Corner Lot

Mount Vernon
Business District

PRICE REDUCED TO \$1.7M OR \$94/SF
HIGHEST & BEST OFFERS BY 3/15/26

ARTIST RENDERING

OWN THIS COMMERCIAL BUILDING W/ ELEVATOR IN DOWNTOWN
MOUNT VERNON'S CENTRAL BUSINESS DISTRICT ♦ 100' x 100' LOT

145 North 5th Avenue, Mt. Vernon - Team Lala of RM Friedland is pleased to present this vacant corner office building with an elevator located in the City of Mount Vernon and ideal for medical, professional, clinical, or municipal use.

- ♦ 18,000 Total SF Includes
5,100 SF Basement Space
- ♦ 100 ft x 100 ft Corner Parcel
- ♦ Neighborhood Business Zone
- ♦ Downtown Central Business

This two-story elevator building includes approximately 12,900 SF of finished space plus 5,100 SF of unfinished, partially above-grade lower-level space, on a 10,000 SF parcel.

Recent upgrades include the facade, bathrooms, HVAC system, windows, and roof, ensuring a modern and efficient workspace.

The property includes a welcoming reception area equipped with a security system, further enhancing its appeal for professional tenants. Additionally, the 10-space private parking lot offers ample convenience for employees and visitors alike.

Mount Vernon, with over 71,000 residents, offers wide-ranging commercial, educational, and healthcare resources along with excellent connectivity to major metropolitan areas.

With its significant upgrades, ample space, on-site parking, and prime location, this corner office building represents a rare opportunity for businesses seeking a well-positioned and modern facility in Westchester County.

ASK FOR A SURVEY & FLOOR PLANS.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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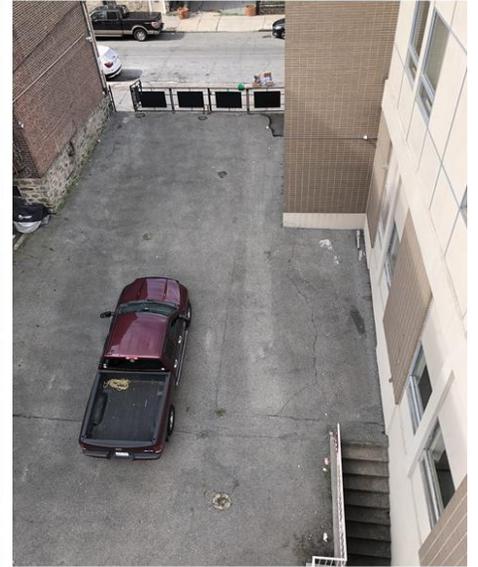
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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

145 NORTH FIFTH

ARTIST RENDERINGS - SITE CONDITIONS MAY VARY



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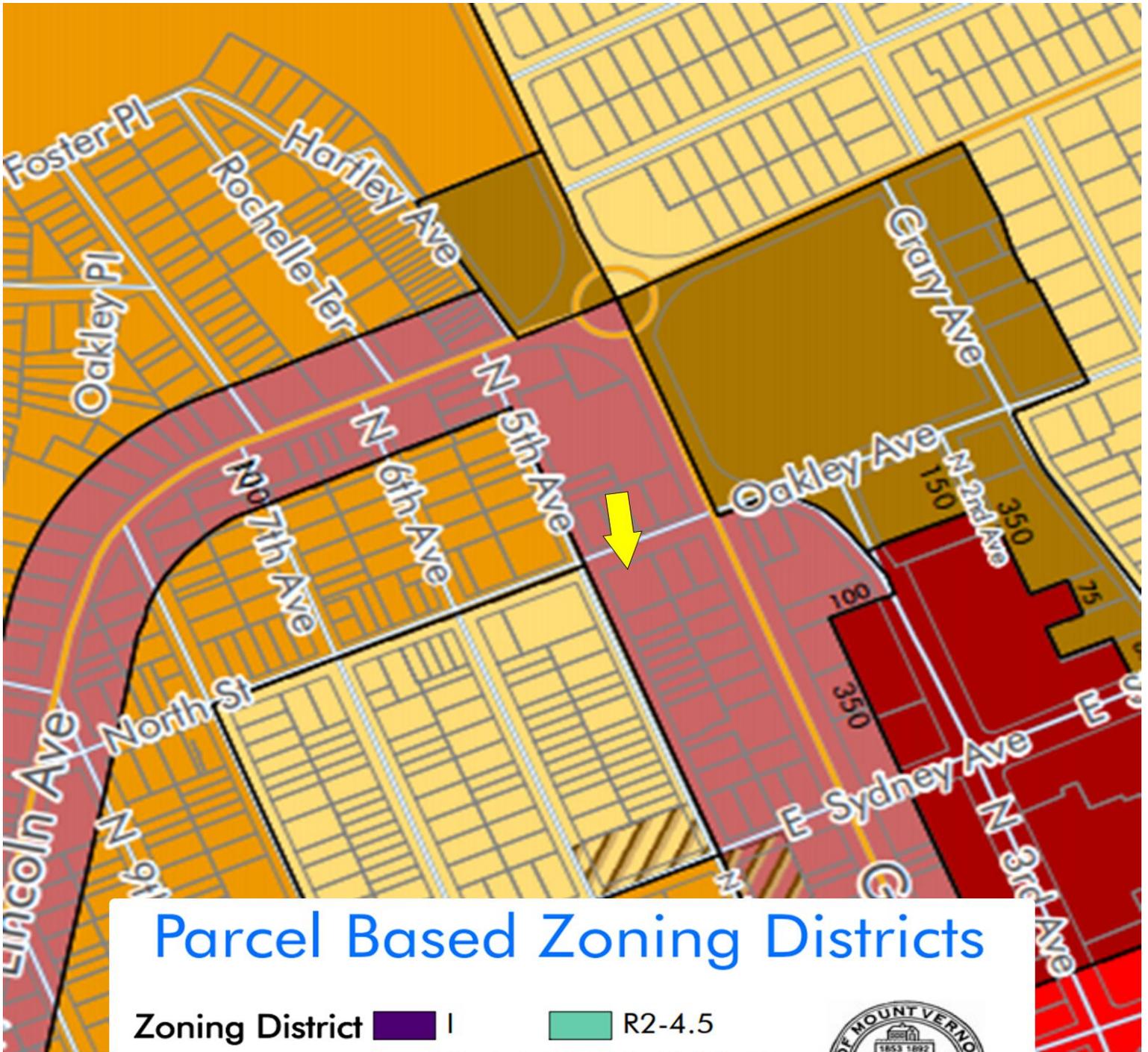
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Tax Map



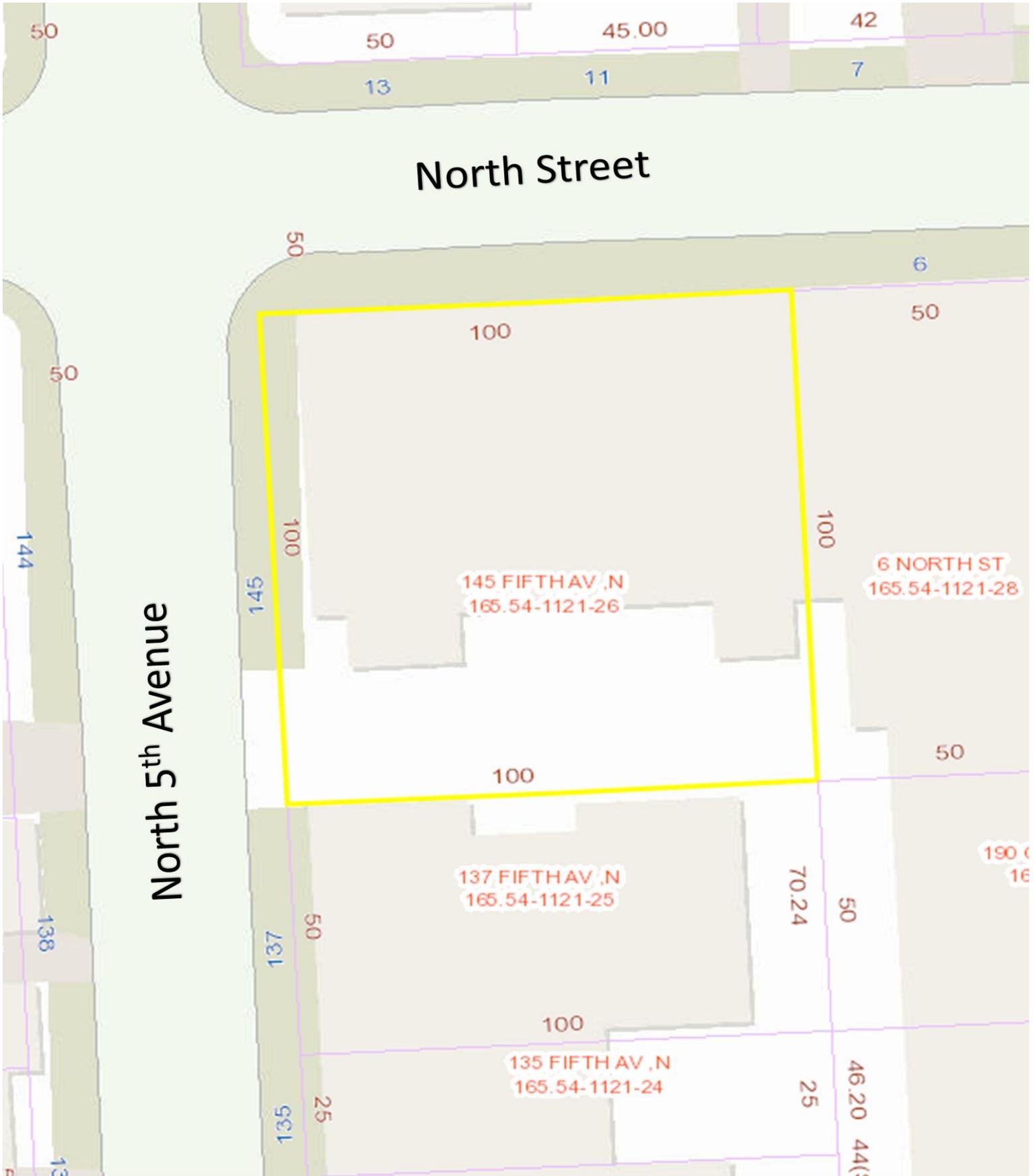
Parcel Based Zoning Districts

 I	 R2-4.5
 CB	 RMF-SC-25
 DB	 R1-TH
 NB	 RMF-15
 OB	 RMF-10
 H	 R1-4.5
	 RMF-6.75
	 R1-3.6



Source: ESRI 2008;
Westchester County
Department of Planning
Produced by the City of
Mount Vernon. April 18, 2012.

Zoning Map: NB Zone



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PROPERTY INFORMATION



· LOCATION

Address	145 North 5th Avenue
Municipality	Mount Vernon
State	NY
Zip Code	10550
Parcel Number	165.54-1121-26

· PARCEL & ZONING

Parcel Count	1
Dimensions	100 ft x 100 ft
SF (Approx.)	10,000
Zoning	NB - Neighborhood Business

· RE TAX 2025/2026

Tentative Assessed Value	\$14,550
Estimated Rate	165.061%
True/Full Tax	\$24,016
Abatements/Fees	\$0
Estimated Tax Expense	\$24,016

· BUILDING INFORMATION

# of Buildings	1
Estimated Dimensions	70 ft x 100 ft
Stories	Two Plus Walk-in Basement
Building Class	Office Building

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of

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COMMERCIAL REAL ESTATE SERVICES

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30 Year Track Record
Over \$1.8 Billion Gross Sales
New York & New Jersey**



Marco Lala



Jack Lala



Dave Raciti



Michelle Lala

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Reach Out Anytime
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