

# OFFERING MEMORANDUM

3 Lehman Terrace, Yonkers, NY 10705 | Three-Story Senior Care Facility

**FOR SALE**



Commercial



# EXECUTIVE SUMMARY

## 3 Lehman Terrace, Yonkers, NY 10705 | 3-Story Senior Care Facility

<b>Building Size:</b>	27,539 SF	<b>Lot Size:</b>	0.81 Acres
<b>Number of Bedrooms:</b>	41	<b>Parking:</b>	+/- 12 Private Spaces
<b>Heat:</b>	Gas	<b>Zoning:</b>	S-50
<b>Sewers:</b>	Public Sewer	<b>Frontage:</b>	500 Feet
<b>Annual Taxes:</b>	TBD	<b>Sale Price:</b>	Price On Request

*Currently owned and operated by non-profit. All information, including potential taxes and expenses should be verified by potential buyer.*

### Property Overview

One-of-a-Kind Opportunity to Purchase this +/- 27,539 SF three story adult-care live in facility. Situated on a 0.81-acre lot strategically located on the border of Yonkers and Riverdale on Lehman Terrace and surrounded by Local and National retailers and just minutes from the Hudson River and the George Washington Bridge.

The property has been managed and maintained by a nonprofit organization for over 6 decades. Well maintained and smartly appointed rooms span across 3 floors with elevator. The interior features include multiple executive offices, on site chapel, dining hall, employee/staff locker-room, on-site laundry facility, meeting rooms and living spaces as well as a large kitchen. Private parking for +/- 12 vehicles plus street parking. Lush outdoor area with mature trees and shrubs has been very well maintained and cared for.

In close proximity to St John's Riverside Hospital, St Joseph's Medical Center, James J. Peters Department of Veterans Affairs Medical Center, the College of Mount Saint Vincent, and Fordham University. Easy access to public transportation and a short drive to the Ludlow and Riverdale Commuter Rails as well as to Westchester and LaGuardia Airports.

This property will be delivered vacant making it the ideal purchase for an end user/operator in need of senior care facility, group home, affordable housing, student housing or redevelopment. For a private tour and more information, please contact Irene Rallis and Michael Murphy.

### Property Highlights

- 3-story 27,539 SF Senior Care/Living Facility on 0.81 Acres
- Property Will Be Delivered Vacant for End User/Investor
- Private Parking Lot for +/-12 Vehicles + Street Parking

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Irene Rallis**

Licensed Associate Real Estate Broker  
516.241.9848 Email: irene.rallis@elliman.com



# EXTERIOR PHOTOS

3 Lehman Terrace, Yonkers, NY 10705 | 3-Story Senior Care Facility



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**Michael G. Murphy**

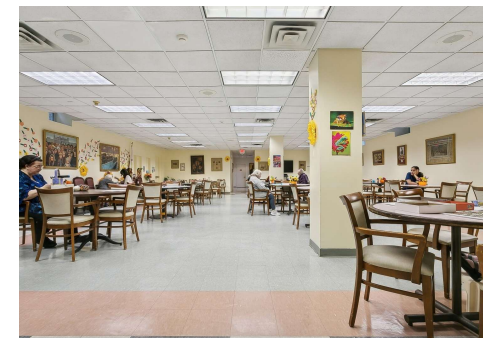
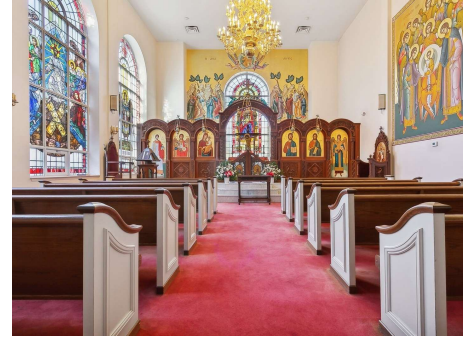
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# INTERIOR PHOTOS

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# FLOOR PLAN-1ST FLOOR

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# FLOOR PLAN-3RD FLOOR

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# RETAILER MAP

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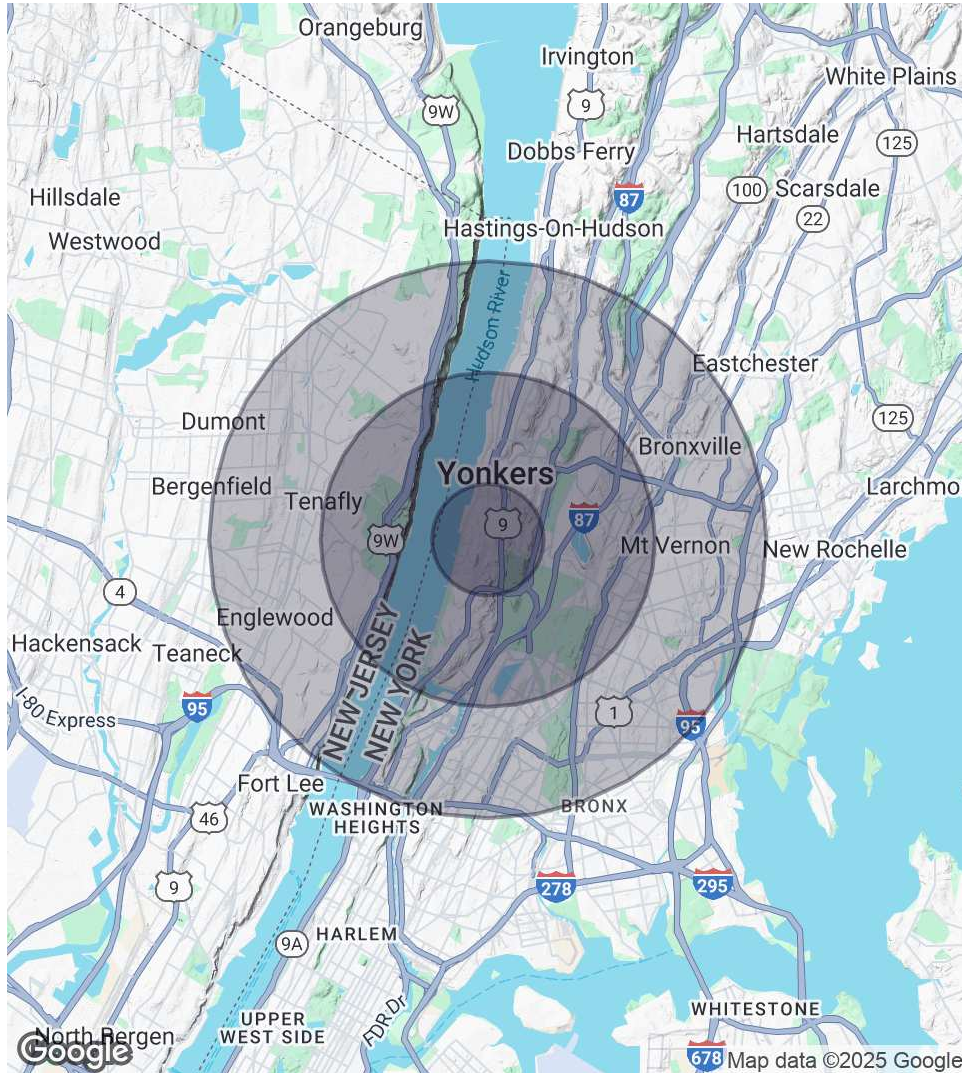
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# DEMOGRAPHICS MAP & REPORT

## 3 Lehman Ter Yonkers, NY 10705 | 3-Story Senior Care Facility



### 1 Mile Radius

**Population**  
53,955  
**Households**  
19,349  
**Average HH Income**  
\$97,325

### 3 Miles Radius

**Population**  
337,040  
**Households**  
128,098  
**Average HH Income**  
\$98,836

### 5 Miles Radius

**Population**  
1,153,157  
**Households**  
425,634  
**Average HH Income**  
\$97,826

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**Irene Rallis**

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Direct: 516.241.9848

## Professional Background

Irene Rallis has been providing her discerning real estate clientele with expert advice and unparalleled results for over 30 years. An accomplished real estate specialist with a background in accounting and the law, Irene streamlines and expedites transactions for her clients. Highly focused, attentive and detail oriented, she will walk you through a purchase or sale leaving no question unanswered or stone unturned until your needs are met, and the deal is complete.

Complementing Irene's professionalism is the warmth and dedication that endears her to her clients. She strives to provide honest, nurturing guidance, as well as a thorough market "education," empowering buyers and sellers with confidence in their decisions. Irene's intuitiveness, patience, well-preparedness and dedication are much appreciated by her clients, who reward her with ongoing repeat business and referrals.

Irene's success in real estate is fueled by her illustrious career as an attorney at the renowned international firm Morgan Lewis & Bockius, and as associate general counsel at the global financial services firm, Cantor Fitzgerald. Prior to entering real estate, she ran her own thriving legal practice. Her expertise interacting with clients of every caliber and negotiating complex corporate contracts make her an invaluable asset and partner in the real estate process.

Irene earned her undergraduate degree in Accounting from New York University and law degree from Fordham Law School. She moved to Manhasset in 1994 and has lived there ever since. Raising her three children in the area has given her a wealth of knowledge of schools, services, family activities and neighborhood offerings to suit her clients' lifestyles.

In addition to her success in the Residential Real Estate market, Irene has been a Commercial Coordinator with the Douglas Elliman Commercial Division for over 15 years. She has handled multiple complex commercial transactions and is a commercial property owner. Her experience in this niche market has allowed her to expand her reach across the tristate

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## Michael G. Murphy

President | Commercial Division

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## Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot

### Douglas Elliman Commercial - Long Island

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.