

2710 LEXINGTON AVE - YORKTOWN, NY

📍 2710 Lexington Ave, Mohegan Lake, Yorktown, NY, USA


Yorktown Golf and Baseball Center

14.36 Acres: 120,000 SF +/- Buildable, Recreation Opportunity

2710 Lexington Ave, Yorktown
Westchester County, New York

For Sale

General Information:
Assess. Dist: 8249.000
Parcel ID (SBL): 25 2-14
Town: 8 14228
School: 822.208.87
Acres: 14.36 +/- AC
Zoning: 1
Light Industrial Park
Taxes: 10.00
Utilities: Municipal sewer and water available



Property Description:
This fully operational owner/user recreation site is a well known facility. Currently contains year round, and, serves as a golf and baseball center with grass batting area of 11,000 SF. Previously utilized as a pro shop and training center. 14.36 Acres allows for additional expansion of the recreation opportunities, or future development site. Ideal for multi-purpose indoor recreation center, and/or additional soccer fields. Other opportunities include assisted living, 120,000 +/- SF building of warehouse / box. Median Income: 1 mi. \$113,176. 3 mi. \$163,745. 10 mi. \$86,076. Population expected to grow 2% or more over the next five years.

Highlights:

- Potential indoor recreation center
- Many alternative uses; flex, assisted living
- Year round, state of the art facility
- Excellent location: TSP, Sawmill, 202, SA
- Well known rec complex
- Agreement with local schools for usage
- Strong demographics

For Information: Please Contact
Karin McGraw - Principal Broker - McGraw Realty Inc. • 186 Route 22 • Hightstown, New York 12521 • (845) 476-2444
karin.mcgraw@mcgrawrealty.com or M. Baker - Mgr@mcgrawrealty.com

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15 Stall batting cages

Two tier, 35 stall, heated driving range



250+ Yard range with hitting stations

Miniature golf center



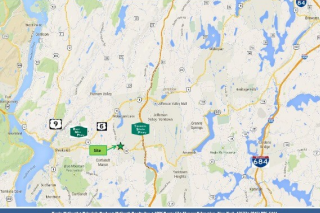
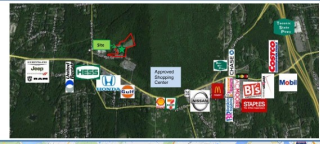
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Property Overview

Price/Rent PSF	\$2,495,000.00
Asset Type	Land
Trade Type	Sale
SQ. FT. Available	14.36
Date Available	06/05/2018

Contact



Kevin
McGrath
Agent

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☎ +1 (914) 391-2880

Description

This fully operational owner/user recreation site is a well known facility

It currently operates year round, and serves as a golf and baseball center with gross building area of 11,000 SF

Previously utilized as a pro shop and training center

14.36 Acres allows for additional expansion of the recreation opportunities, or future development site

Ideal for multi-purpose indoor recreation center, and or additional soccer fields

Other opportunities include assisted living, 120,000 +/-SF buildable of warehouse / flex

Median Income: 1 mi-\$111,178;

3 mi-\$104,714

10 mi-\$96,276

population expected to grow 3% or more over the next five years

See attached brochure for more!

Location

