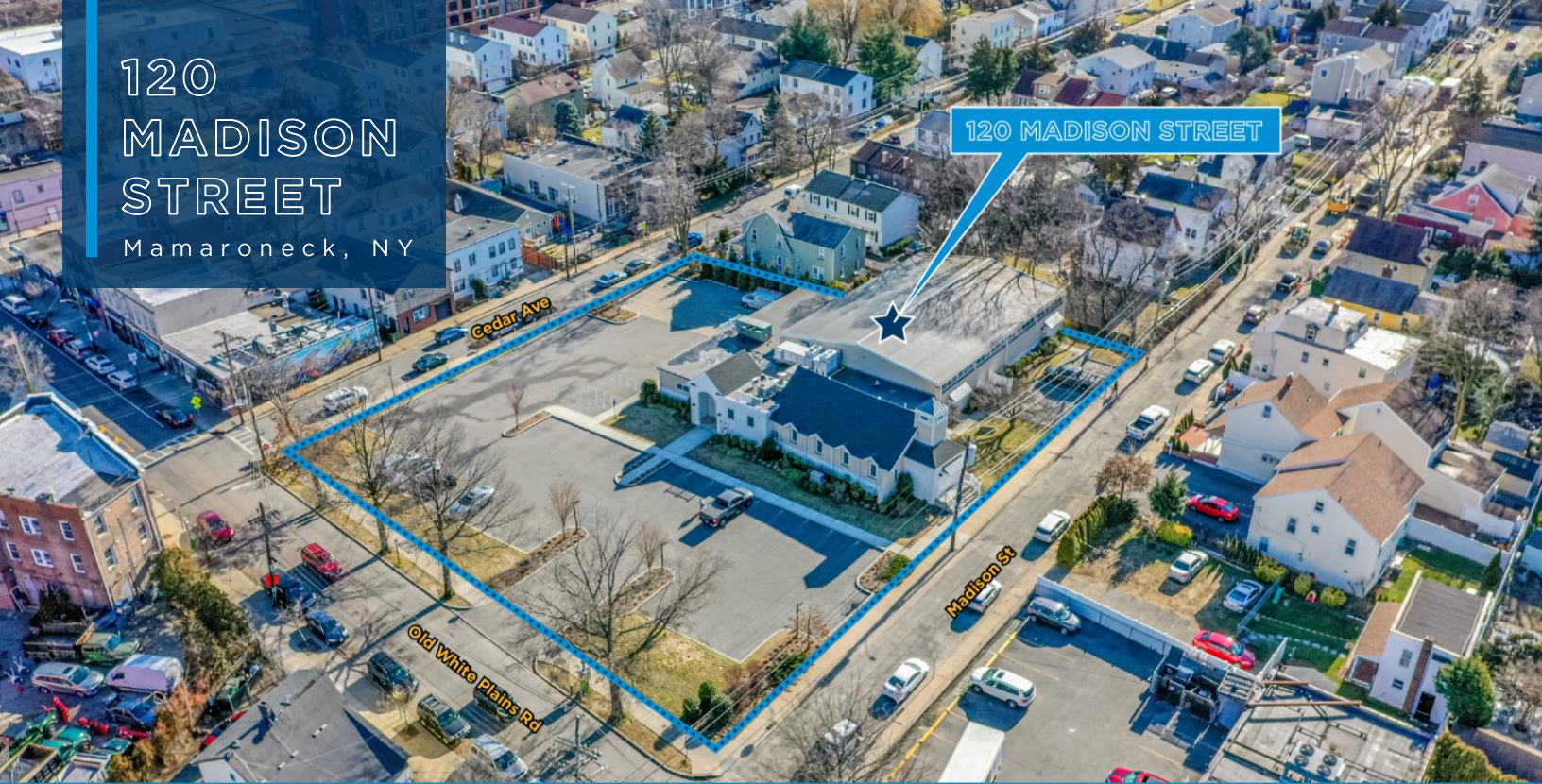


# 120 MADISON STREET

Mamaroneck, NY



Cushman & Wakefield's Capital Markets Group is pleased to present for sale 120 Madison Street in Mamaroneck, New York.

120 Madison Street is triple net leased to SwimTank through October 31, 2037. The 20-year lease has annual escalations and two 5-year renewal options. The 12,528± SF swimming facility was repurposed in 2017 and contains a competitive length pool (four lanes/25 yards long) equipped with starting blocks plus three additional half lanes (14 yards). The pool can be observed from a large glassed-in viewing room, and there are fully equipped men's, women's and family locker rooms.

120 Madison Street is conveniently located within 2 minutes from the center of activity on Mamaroneck Avenue—a "restaurant row" boasting a wide variety of dining options including casual pizza shops like Sal's Pizza, fast casual concepts like Smashburger, a cozy French bistro, authentic Chinese and many others, as well as upscale shops.

Additionally, the property is also conveniently located within a 2-minute drive from the Mamaroneck Metro-North Train Station, which provides a 39-minute express ride to New York City via its New Haven line, 2 minutes from Interstate 95 and 8 minutes from Interstate 287.

- :: **Stable, Long-Term Income—Single-Tenant NNN Leased Through 10/31/37**
- :: **Outstanding Demographics**
- :: **Ample, On-Site Parking**
- :: **Ideal Local & Regional Access**
- :: **Appeal of the Surrounding Area**

<b>Address</b>	120 Madison Street, Mamaroneck, NY 10543
<b>Building SF</b>	11,124± SF + 1,404± SF lower level
<b>Year Built</b>	1940 / repurposed 2017
<b>Site Area   Zoning</b>	1.03± acres   C1—General Commercial District
<b>Parking</b>	58 surface spaces (4.6/1,000 SF)



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