



For Sale: 16 Unit Shovel Ready Apartment/ Condo Development Site with Building Permits Armonk, Westchester County NY



470 Main Street, Armonk NY

THE PROPERTY

Great development opportunity on .91 Acre site in a prime location. Main Street in Armonk offers several existing shops and business parks. Location is easily accessible from it's central location. The current site is shovel-ready to build a Multi-Family Building planned around an existing 1,700 sq. ft. commercial building. Permits and Plans have been approved to comprise a 13,500+ Sq. Ft. structure with five 1-Bedroom, nine 2-Bedroom, and two additional AFFH Units. Attractive and well known location from existing commercial property with beautiful architecture and improvements. Affluent market with one of the highest median incomes in the county.

KEY FACTS

- Fully Approved Plans
- Main Street Location
- Walk to shops, & more
- Strong Demographics
- Close to Major Highways
- 40 Minutes to NYC
- 10 Minutes to White Plains

Kevin McGrath
914.391.2880
Kmcgrath@mcgrathrealtyinc.com

McGrath Realty Inc
845-896-5444
Mcgrathrealtyinc.com

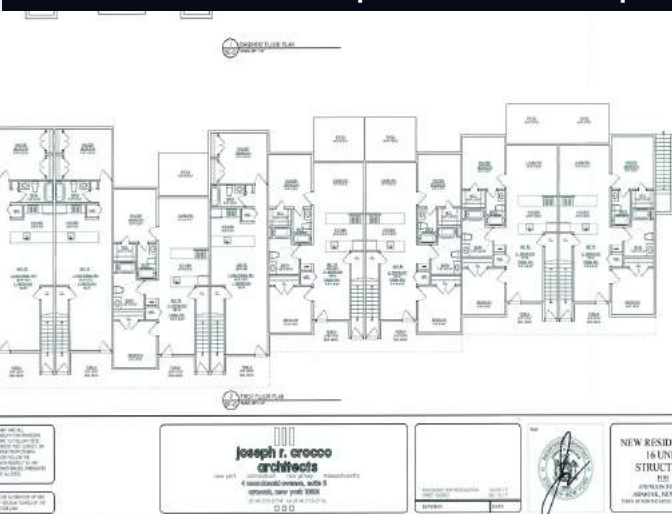
16 Unit Shovel Ready Development Site

Existing Retail Structure



Two-story converted Victorian style building with 1,700± square feet. Great Presence along Main Street. The building is of good quality construction and in good condition. Tiled, mansard style roof with terrace and is clad with lapboard siding, ornamental columns, wainscoting and cornices. The interior is finished with a mix of hardwood and tile flooring, painted decorative walls with wainscoting, recessed high-hat lighting and is fully climate controlled. There is a partial walk-up second floor with reduced ceiling height, as well as a walk-out lower-level/basement area.

Proposed Development



Address: 470 Main Street

Tax Lot: Section 108.01
Block 6 Lot 19

Type of Property: 13,500
+/-Sq. Ft. Approved for 2
Story 16 Unit Multi-Family
Structure

Existing: 1,700+/- Sq. Ft.
Retail Building

Land Area: 0.91 Acres

Units:
One-Bedroom: 5
Two-Bedroom: 9
AFFH Units: 2
Total: 16

16 Unit Shovel Ready Development Site

Location Information



Prime Location on Main Street in Armonk. Walk to local shops, vendors and restaurants. This property is conveniently located close to area highways, most notably I- 684, Hutchinson River Parkway, 1-287, 1-95 and I-84. Numerous Local and regional retail centers & employment markets are centrally located and easily accessible from this site. Location further enhances the appeal of this community as a desirable business and residential area; The North White Plains Metro North is within short driving distance (7± miles) from the subject property. Commuting time to New York City is approx. 40 minutes and White Plains is approx. 10 minutes. The Westchester County Airport is nearby and offers commercial flights to and from a wide variety of domestic locations.

Census Information
Median Income: \$172,167
Population Trend: 3.74% Growth Rate

Shovel Ready Apartment/Condo Site Digital Renderings

