

Mixed Use / Owner User

Owner User ● Investor ● Redevelopment



MCGRATH
REALTY INC

84 Millwood Road
Millwood, Westchester County, New York

For Sale

Contact: Ryan McGrath 914-589-3712, rmcgrath@mcgrathrealtyinc.com



General Information:

Asking Price:

\$990,000.00

Parcel ID:

2607-014-100-0093-000-0017

Acreage:

.80 +/- AC

Net Income:

\$98,600.00

Taxes:

\$24,034

Utilities:

Municipal: Water;
Septic, Con Ed



Property Description:

Two story, mixed-use 3,300 SF building. Would be ideal for an owner user looking to capitalize on existing income or investor. Five separate units fully leased with long term month to month tenants. Keep tenants to capitalize on income, or occupy and utilize the oversized parking lot for your business. 2-Retail, 1-Office includes parking and storage and 2-Residential Apartments. Private parking on large lot. 7 Outbuildings (garage/storage units) Close to Route 100 and Taconic Parkway. Suitable for future development or redevelopment site.

Highlights

- ❖ Strong demographics
- ❖ Large & Ample Parking Lot
- ❖ Village Location
- ❖ Existing Income
- ❖ Plenty of Storage
- ❖ Town of New Castle

For Information, Please Contact

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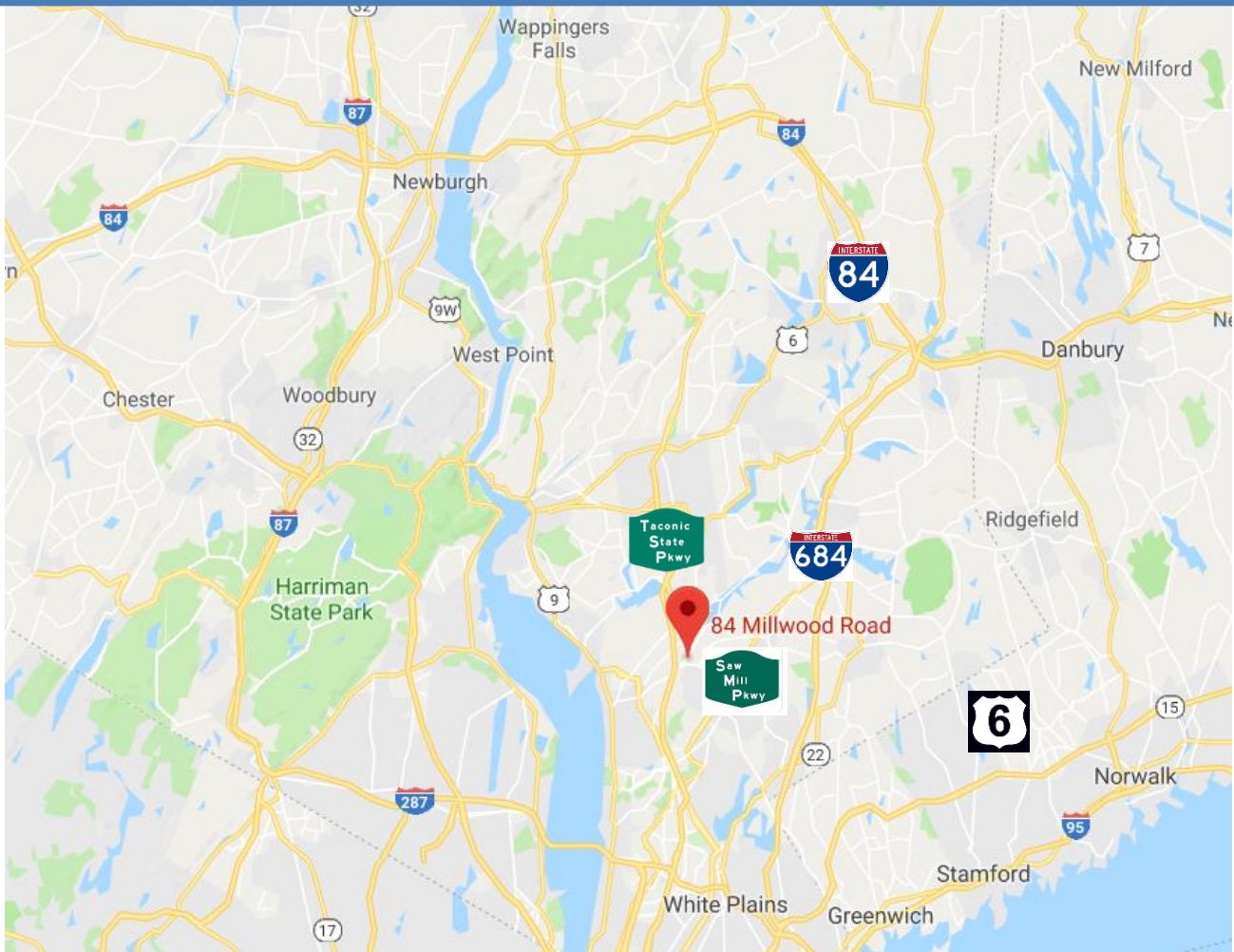
Zoning:

The property zoned “B-R” allows for a variety of different uses. Bakery/retail, laundry, dry cleaning, gas station (subject to approval), workforce housing, furniture, plumbing, and shops of similar craft, billiard/pool room, above street apartments, nail/massage, public garage, overnight storage, professional offices, barber, bar/restaurant, and more.

Location:

Millwood is a Hamlet of the Town of New Castle located in the Chappaqua school districts. Millwood has been a part of recent economic development with the introduction of new residential construction and upscale shopping centers and tenants. The site is just .7 miles from the Taconic state Parkway. I-684 and the Saw mill are within 10 minutes from the site.

Average Household Income	\$245,293
Median Household Income	\$154,166
Percent Increase/Decrease in Income Since 2000	4%
Percent Increase/Decrease in Income Since 2010	17%
Average Household Net Worth	\$1,420,686
Median Home Sale Price	\$466,500
Sales Tax Rate	7.375%
Average Household Total Expenditure	\$142,809



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Extensive storage and lot size is well suitable for contractor, roofer, landscapers, plumber, electrician, etc. The lot can fit over 20 trucks and there are 7 storage sheds, with easy access. Additional storage also available in the main building basement.

