

RETAIL PROPERTY FOR SALE

Scarsdale Mixed-Use Property For Sale

96 Brook St, Scarsdale, NY 10583



MICHAEL KEATING

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Capstone Associates

RETAIL PROPERTY FOR SALE

96 Brook St, Scarsdale, NY 10583

PARKING
FASHIONCARE
CLEANERS
ONLY



PROPERTY DESCRIPTION

Prime Investment Opportunity: Take advantage of 100% Bonus Depreciation!
Capstone Associates is pleased to present a rare opportunity to acquire a double-lot, mixed-use property ideally situated on the border of Scarsdale and Eastchester, NY. This offering includes a standalone retail building currently operating as Fashion Care Cleaners, which can be readily converted back to its original two-store layout. Adjacent to the retail space is a well-maintained, three-level residential home set on beautifully landscaped grounds, overlooking the property's private parking area.

Strategically located on Brook Street—a high-traffic connector linking Bronx River Parkway, Garth Road, and Scarsdale Road to White Plains Road—this property offers excellent visibility and accessibility, making it an ideal location for a variety of retail or professional business uses

OFFERING SUMMARY

Sale Price:	\$1,699,000
Number of Units:	3
Lot Size:	.27 Acre
Building Size:	4,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	533	2,807	6,900
Total Population	1,469	6,708	18,327
Average HH Income	\$215,555	\$195,328	\$263,767

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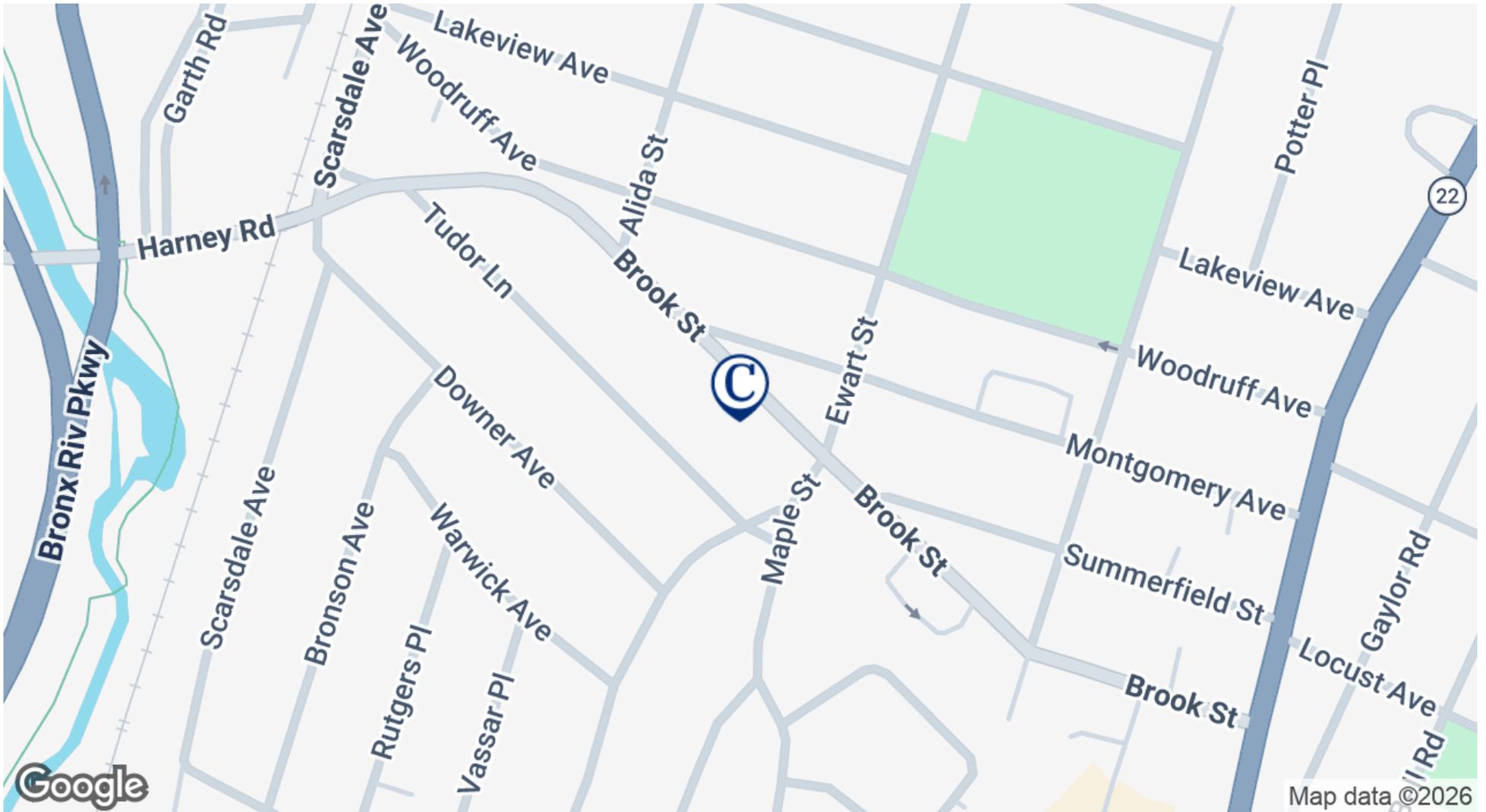


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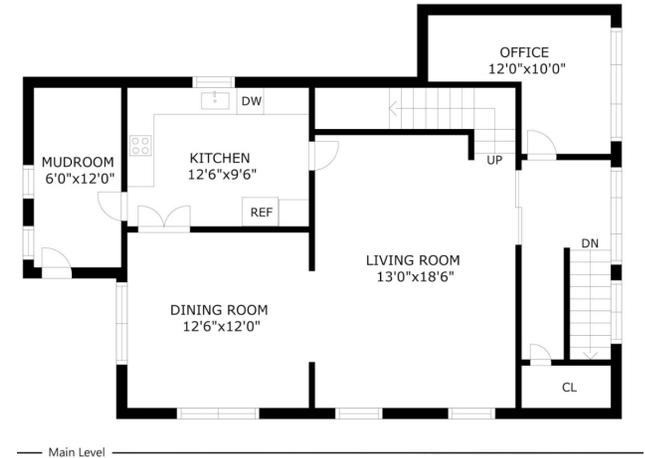
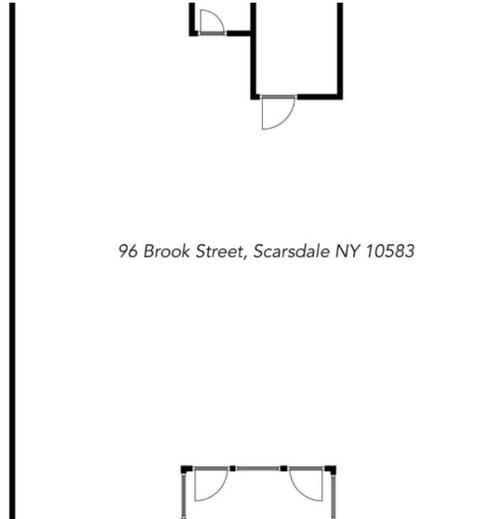


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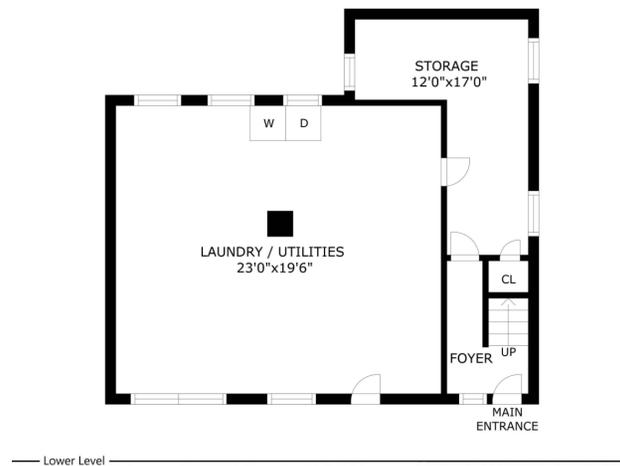
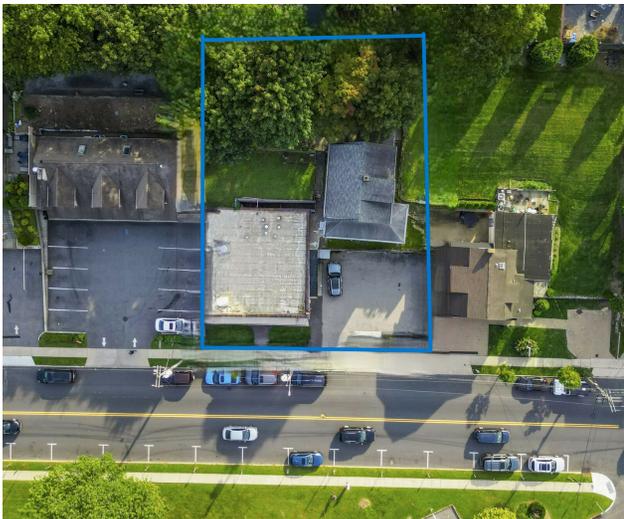
RETAIL PROPERTY FOR SALE

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Floor Plan Marketing Visualization Only - Drawings, Measurements and Dimensions displayed are not guaranteed.



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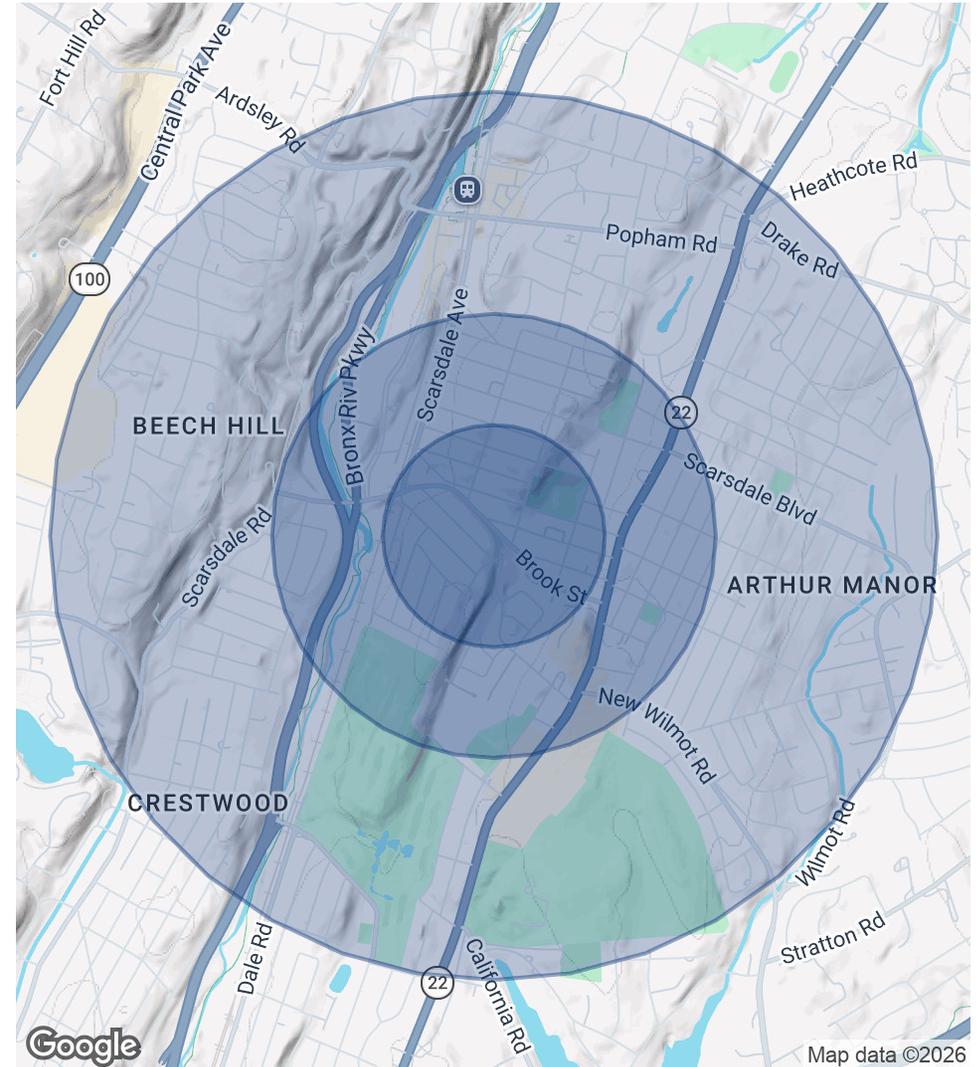
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,469	6,708	18,327
Average Age	46.5	48.7	46.7
Average Age (Male)	44.0	46.9	46.4
Average Age (Female)	47.7	49.3	44.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	533	2,807	6,900
# of Persons per HH	2.8	2.4	2.7
Average HH Income	\$215,555	\$195,328	\$263,767
Average House Value	\$876,098	\$671,951	\$945,907

2023 American Community Survey (ACS)



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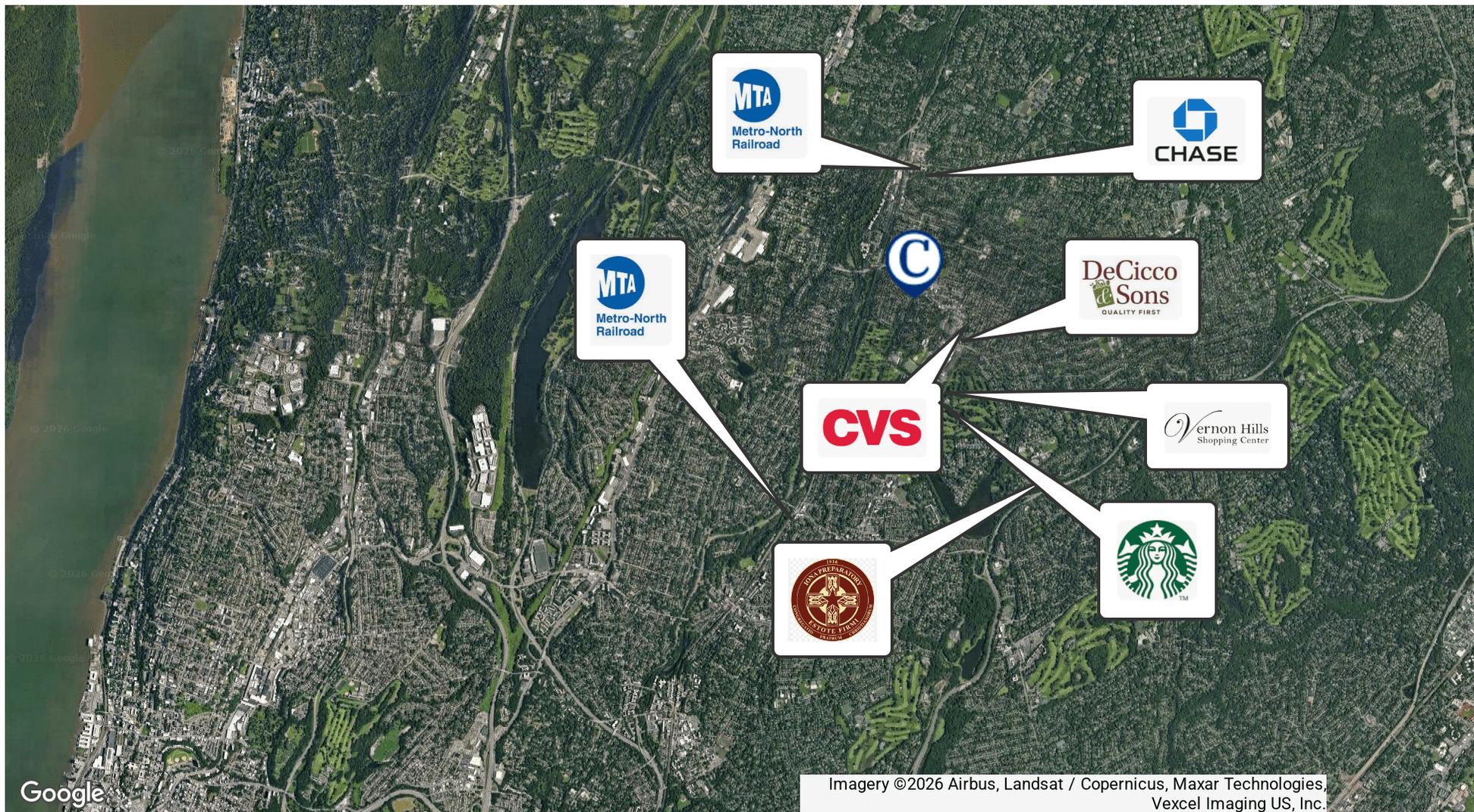


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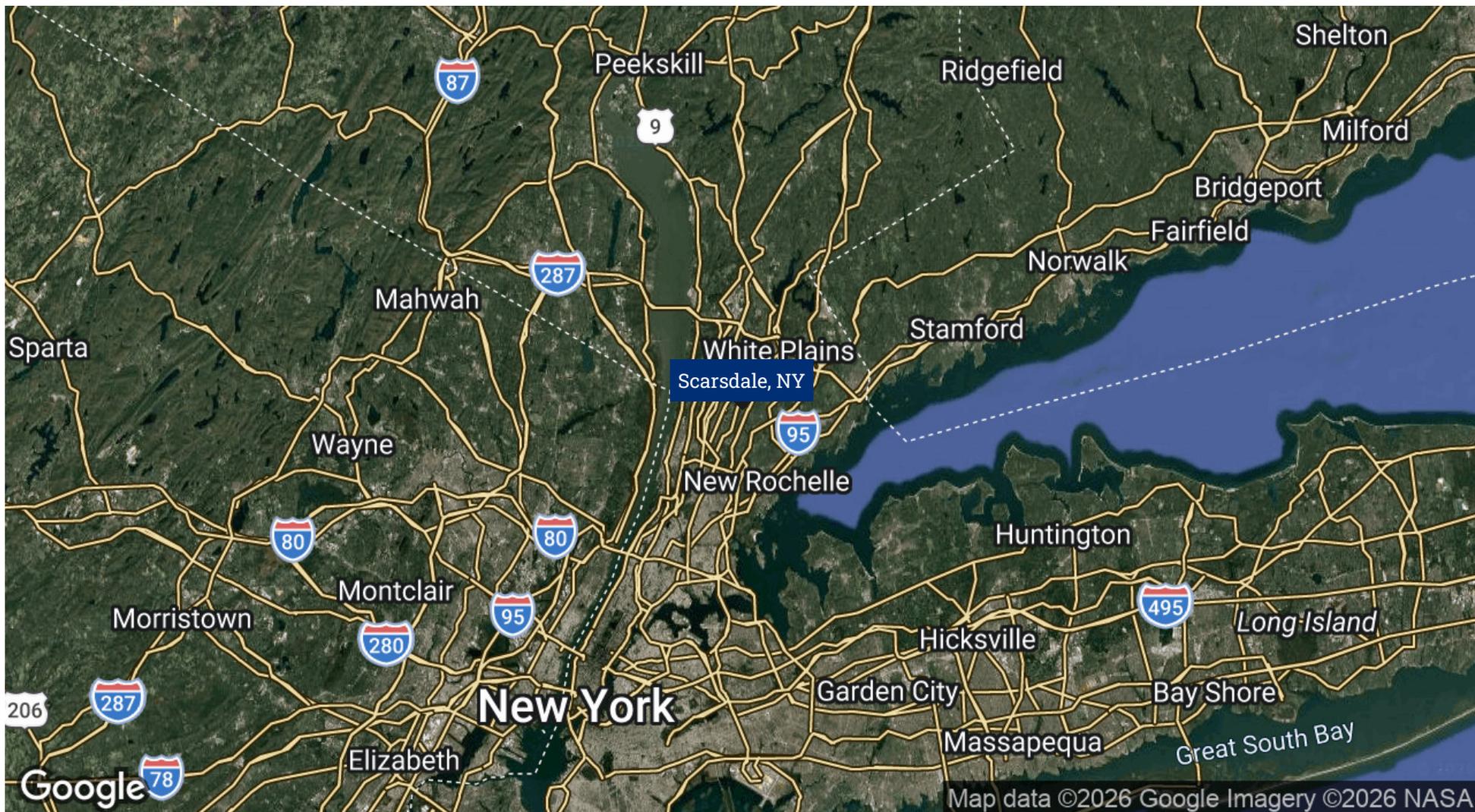
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RETAIL PROPERTY FOR SALE

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SCARSDALE MIXED-USE GEM

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For More Information:

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