

838 Pelhamdale Ave | New Rochelle, NY 10801
\$650,000



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Monthly Expenses:	
Maintenance	\$1,212
Electric	\$94.57
Insurance	\$216.80

Highlights

- Fully operational dentist office/co-op.
- Current owner has occupied as a practicing dentist at this location since 1975.
- Perfect for owner/user looking to expand their practice (doctor, dentist, accountant, attorney, etc.)
- Directly off of the Hutchinson River Parkway (Exit 7) (44,142 VPD).
- Well positioned roughly 10 miles north of Manhattan in an affluent area with an average annual household income of \$150,000 in a one mile radius.
- Large parking lot to accommodate 185+ vehicles.
- Ground floor entrance with easy access for customers/patients.

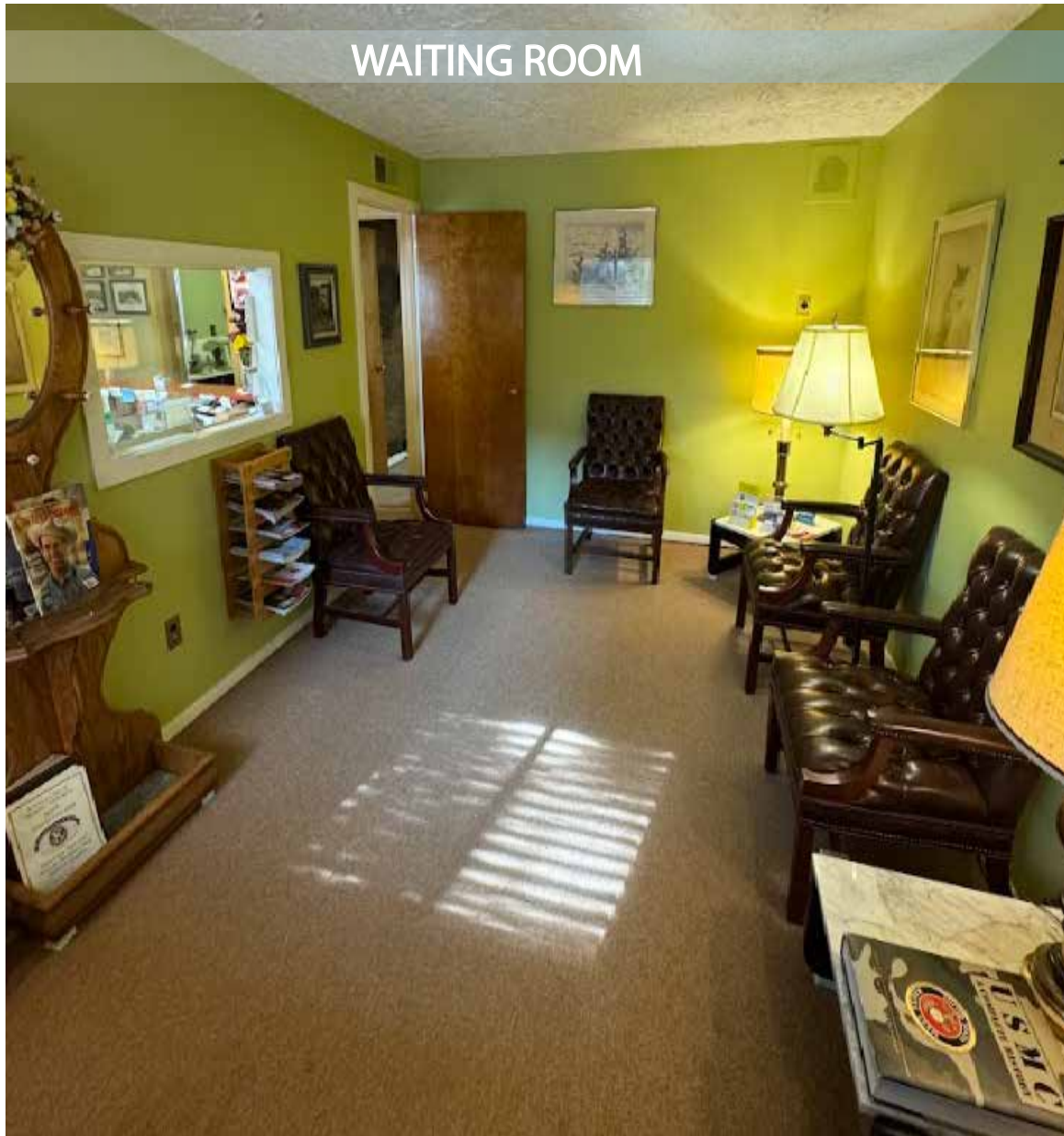
1,000 SqFt Breakdown:
Waiting room
Nurses area (reception workspace)
Hallway
Doctor's Office
Laboratory (X-ray room) (Storage room with compressor)
Primary Operating Room
Bathroom
Secondary operating room (plumbed, used for storage)
Third operating room (plumbed, used for storage)
Water Heater & Furnace closet
Storage closet with circuit breaker box



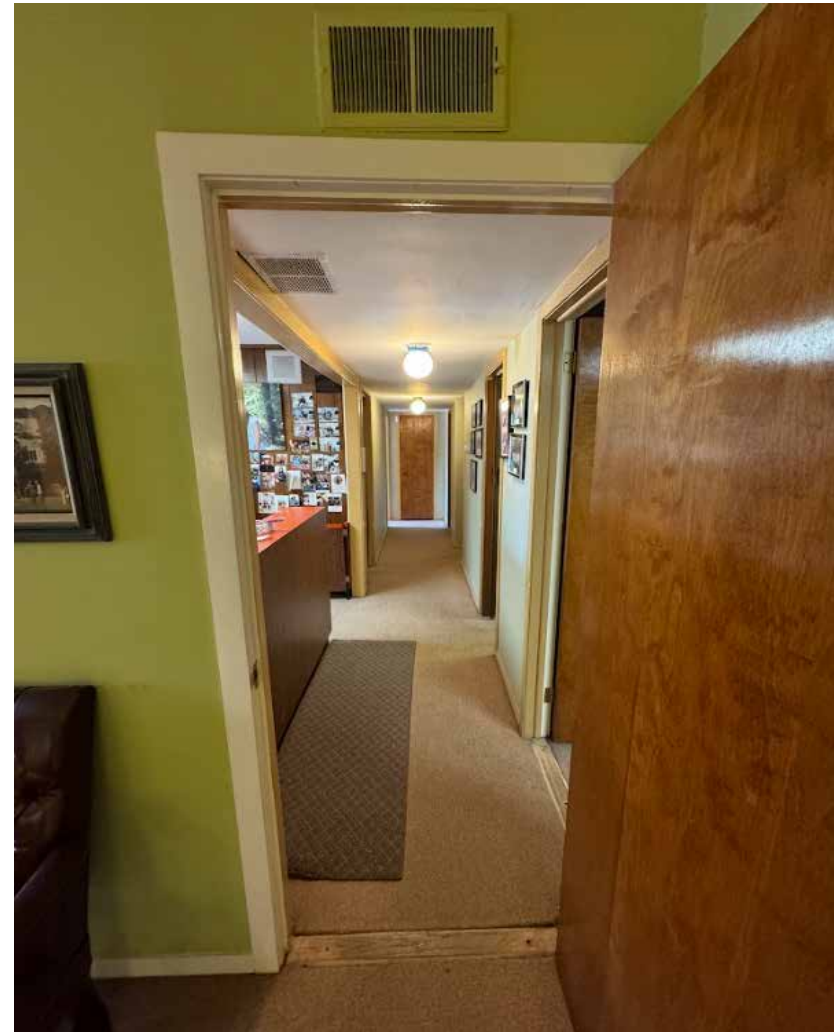
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WAITING ROOM



HALLWAY



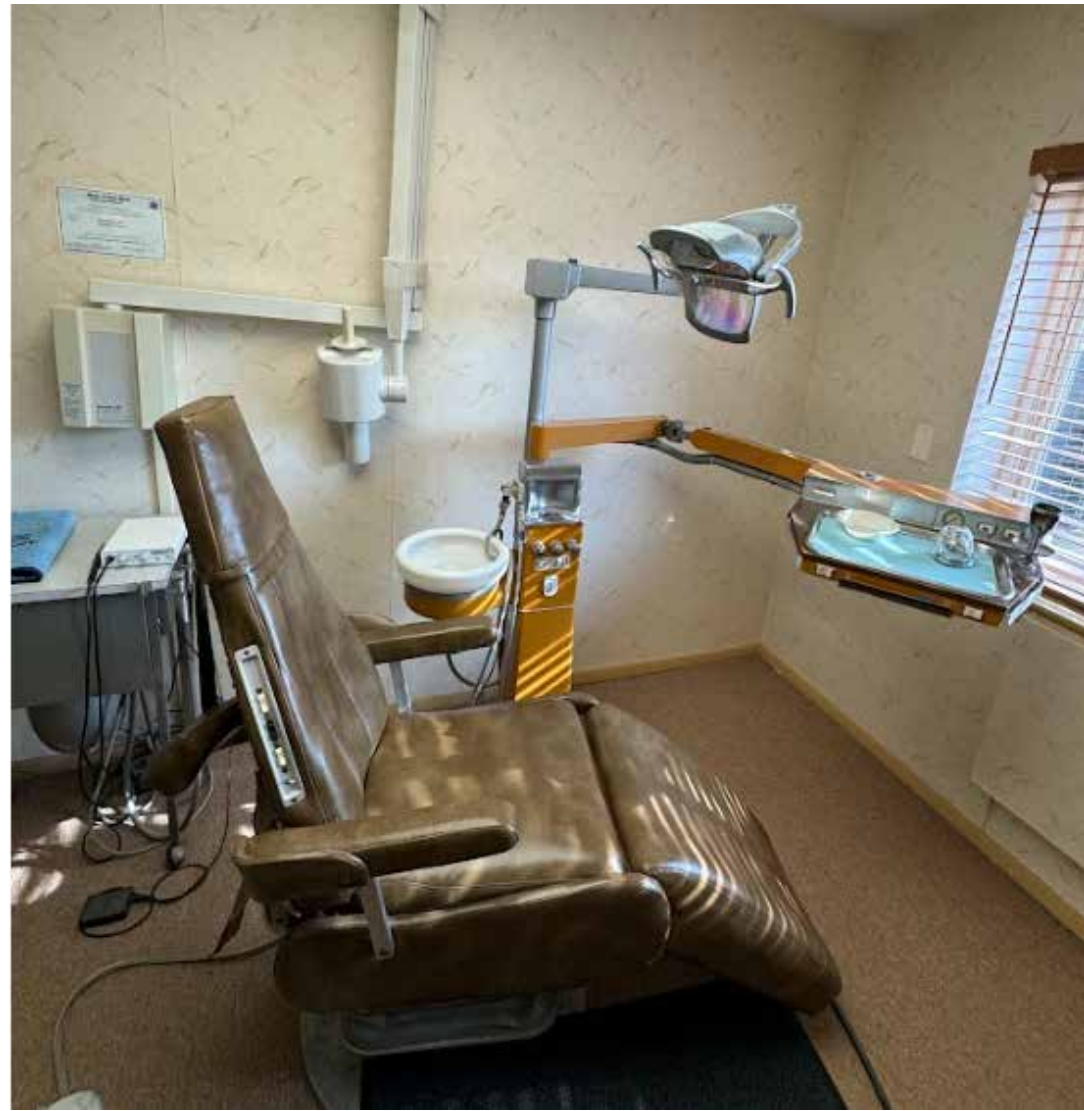
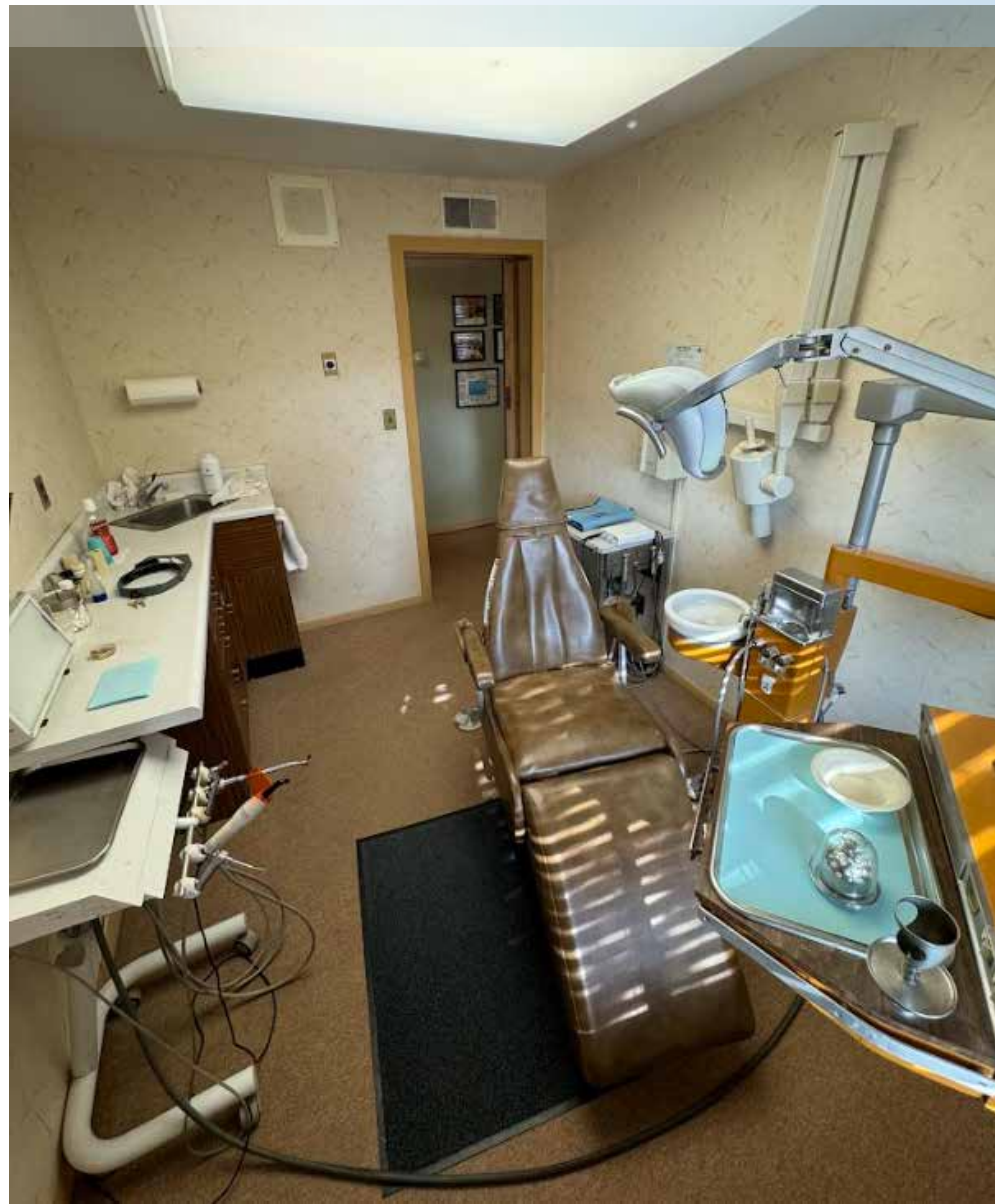
RECEPTION WORKSPACE



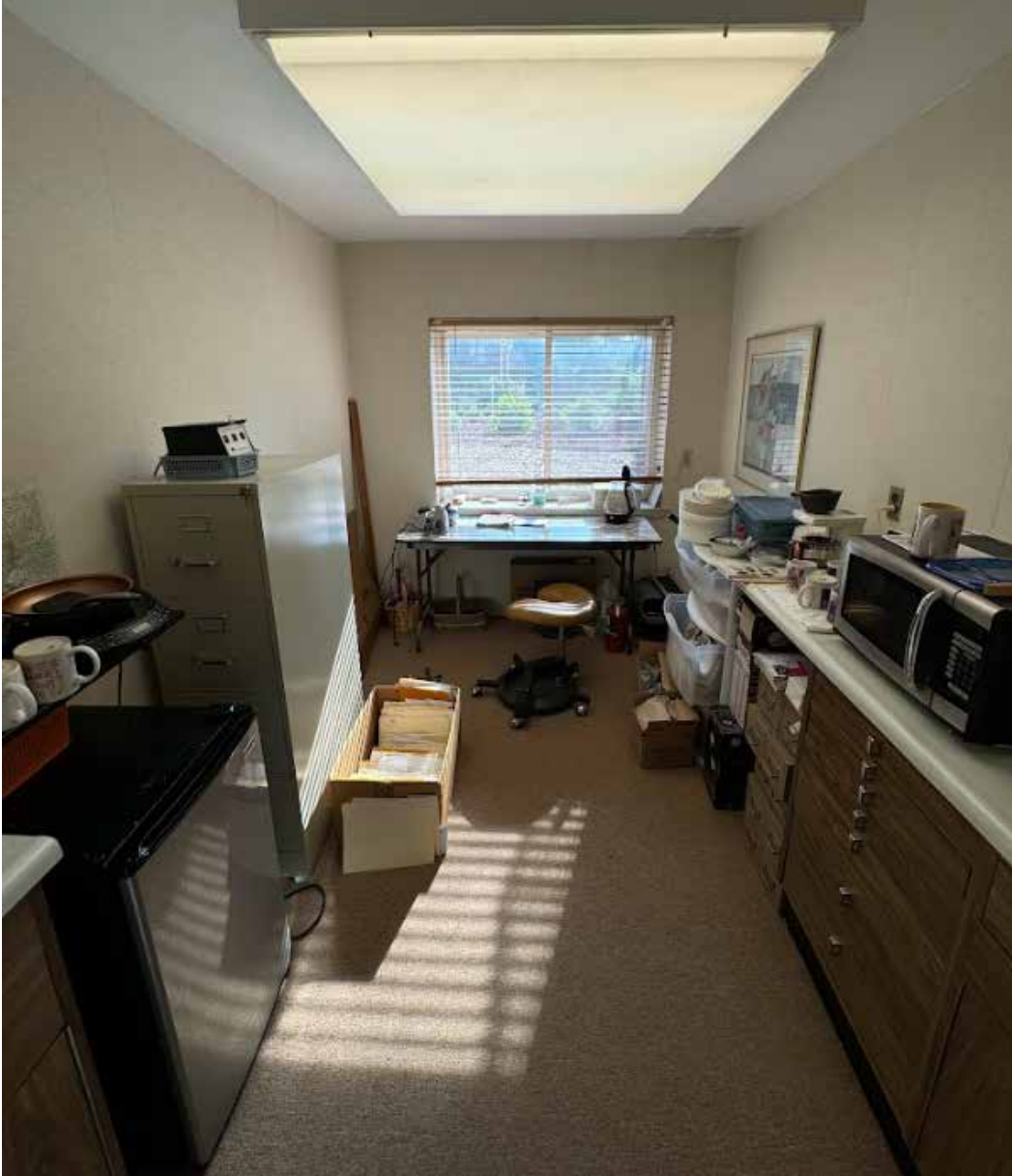
DOCTORS OFFICE



PRIMARY OPERATING ROOM



SECONDARY OPERATING ROOM



TERTIARY OPERATING ROOM



BATHROOM



X-Ray Room



LABORATORY



STORAGE ROOM WITH COMPRESSOR



STORAGE CLOSET



WATER HEATER & FURNACE CLOSET



New Rochelle is a city in Westchester County, New York.

It is a suburb of New York City, located approximately 17 miles from Midtown Manhattan. In 2020, the city had a population of 79,726, making it the 7th-largest city and 22nd-most populous municipality in New York. A well-known destination within New Rochelle is "New Roc City," which has restaurants and entertainment venues.



New Rochelle, NY



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	24,265	240,799	625,206
2023 POPULATION	24,575	251,923	623,006
2028 POPULATION PROJECTION	25,046	257,870	627,749
ANNUAL GROWTH 2010-2023	0.10%	0.40%	0.00%
ANNUAL GROWTH 2023-2028	0.40%	0.50%	0.20%

2023 POPULATION BY RACE:

WHITE	15,135	150,463	331,833
BLACK	7,525	80,197	230,285
AMERICAN INDIAN/ALASKAN NATIVE	134	2,040	8,028
ASIAN	1,079	11,962	34,138
HAWAIIAN & PACIFIC ISLANDER	38	363	1,201
TWO OR MORE RACES	664	6,898	17,521
HISPANIC ORIGIN	4,690	55,018	177,648

HOUSEHOLDS:

2010 HOUSEHOLDS	8,513	92,630	232,906
2023 HOUSEHOLDS	8,620	97,332	233,364
2028 HOUSEHOLD PROJECTION	8,789	99,761	235,387
ANNUAL GROWTH 2010-2023	0.40%	0.60%	0.50%
ANNUAL GROWTH 2023-2028	0.40%	0.50%	0.20%
OWNER OCCUPIED HOUSEHOLDS	5,967	52,452	111,183
RENTER OCCUPIED HOUSEHOLDS	2,821	47,309	124,204
AVG HOUSEHOLD INCOME	\$149,642	\$125,780	\$109,668
MEDIAN HOUSEHOLD INCOME	\$125,399	\$91,835	\$77,007

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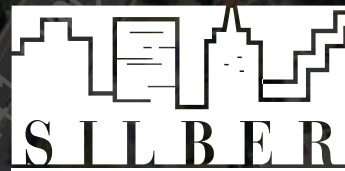
FOR MORE INFORMATION

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Investment Properties Ltd.

