



# 322 E Main St | Mount Kisco, NY

Retail, Commercial Kitchen, Residential Property For Sale

## Contact

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## Executive Summary



### OFFERING SUMMARY

<b>COUNTY</b>	Westchester
<b>BUILDING SIZE</b>	1st Fl.: 2,404 sf 2nd Fl.: 1,452 sf Basement: 2,940 sf Total: 6,796 sf
<b>DETACHED GARAGE</b>	2,200 sf
<b>LOT SIZE</b>	.3528 Acres
<b>ZONING</b>	OD - Low Intensity Office District
<b>SALE PRICE</b>	\$1,400,000
<b>TAXES</b>	\$25,000
<b>AVAILABILITY</b>	Immediate

### PROPERTY OVERVIEW

Introducing a prime opportunity for retail and office investors and users – this free-standing building with 4 units is strategically located 55 minutes north of Manhattan and 25 minutes from White Plains.

This property offers versatile space that can cater to a variety of retail, office, or specialty service businesses. Take advantage of the desirable amenities and strong community presence in this sought after location.

The upper floor has a residential 3-bedroom apartment with two restrooms. The main level has 2 retail stores and one office with access from Main Street. The basement has a commercial kitchen and storage areas. In addition, the property has a 22' x 100' (2,200 sf) detached storage garage.

On-site parking for approximately 12 cars are located in the rear of the building.

### LOCATION OVERVIEW

Enjoy the vibrant charm of Mount Kisco, NY. Nestled in the heart of Westchester County, the Village boasts a dynamic mix of commercial and retail businesses, as well as a diverse mix of residents. Offering walking distance to quaint shops and award winning restaurants. Access is very convenient to the Saw Mill River Parkway, Route 117, and I-684. The property is approximately 1 mile from the Metro North train station.

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RETAIL, COMMERCIAL KITCHEN,  
RESIDENTIAL PROPERTY FOR SALE

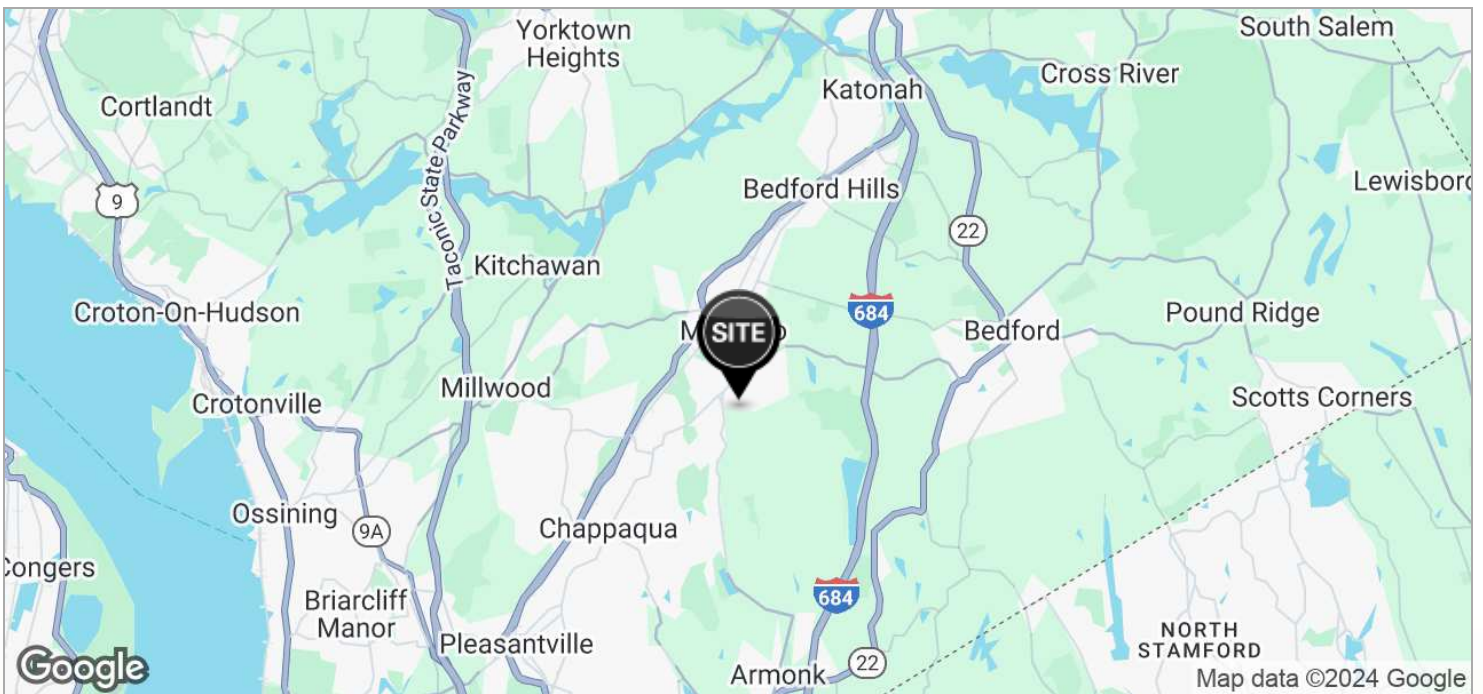
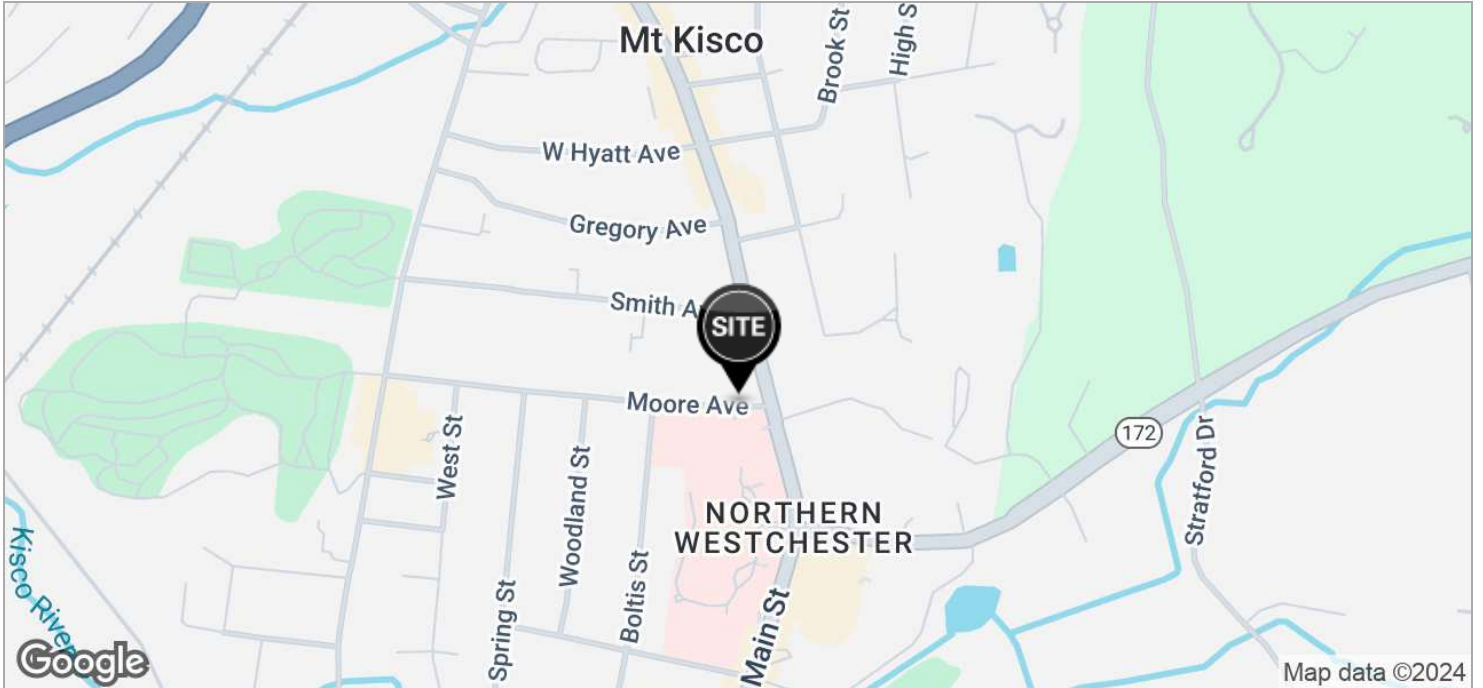




## Aerial / Assessor Map

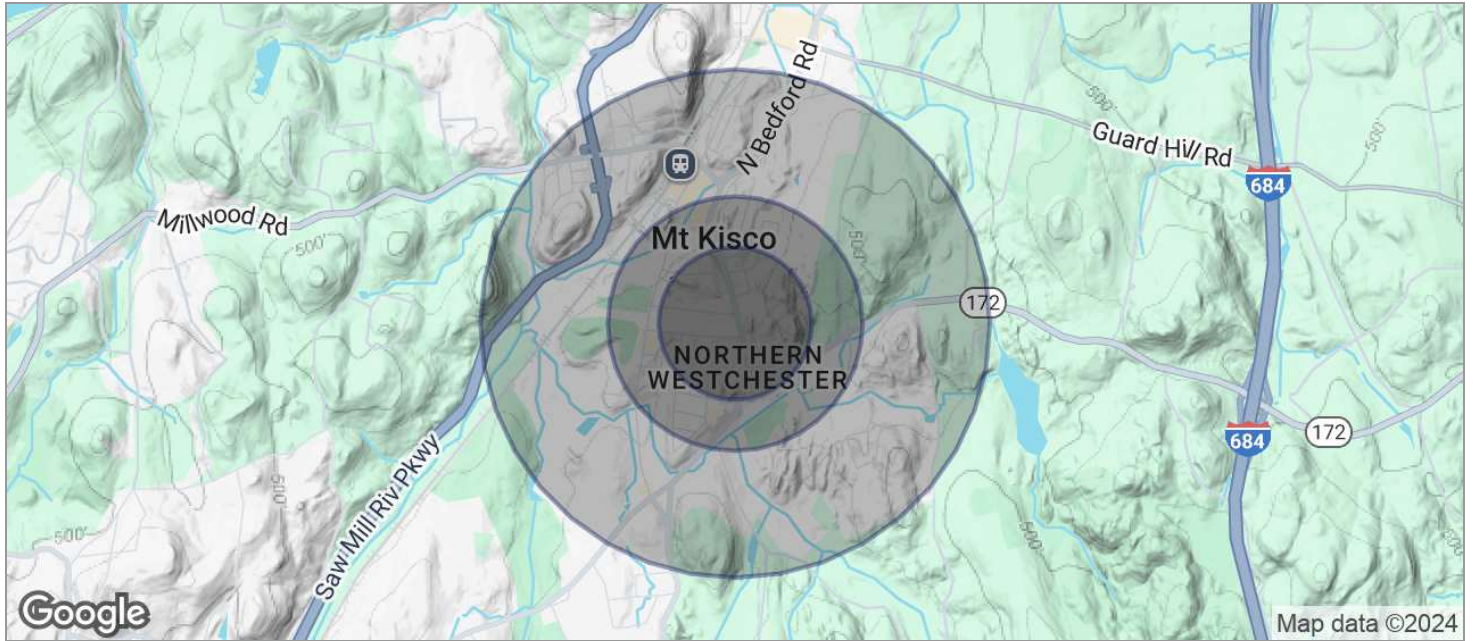


## Location Maps





## Demographics Map



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	1,984	3,986	9,756
<b>MEDIAN AGE</b>	39	40	42
<b>MEDIAN AGE (MALE)</b>	38	39	40
<b>MEDIAN AGE (FEMALE)</b>	40	41	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	674	1,393	3,727
<b># OF PERSONS PER HH</b>	2.9	2.9	2.6
<b>AVERAGE HH INCOME</b>	\$143,348	\$144,252	\$141,365
<b>AVERAGE HOUSE VALUE</b>	\$716,036	\$692,640	\$644,196

\* Demographic data derived from 2020 ACS - US Census