



# 93 North Greeley Avenue

Chappaqua, NY 10514

Exclusively Represented By:

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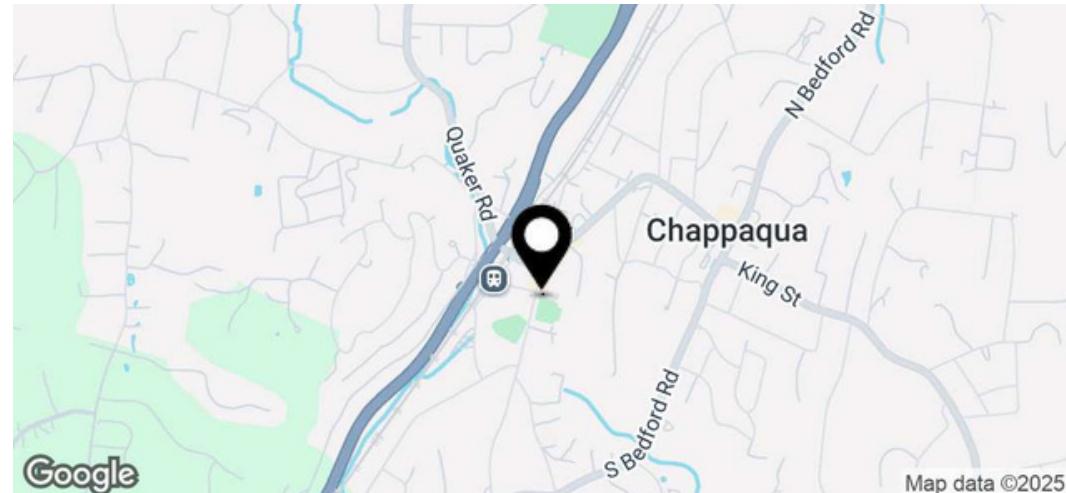


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OFFERING MEMORANDUM

# Executive Summary

FOR SALE



## Offering Summary

Price	\$799,000
Price / GSF	\$409.74
Taxes	\$20,772
GSF	1,950 SF

## Property Overview

A renovated law office in the heart of Chappaqua village. Move your business right in to this totally renovated and upgraded two-story colonial office property located in a multifamily zone. Office layout currently has reception area, waiting room, conference room, 4 private offices, 2 semi-private offices, 2 copy/file rooms, new kitchen and two new baths. Unique opportunity to have your own building and signage. Shared driveway with parking for up to 7 cars. 3 car detached garage in rear. Brand new gas fired HVAC and fire sprinklers throughout. Walk to downtown shops, restaurants and Metro-North station. Less than 45 mins. to Grand Central Station. Close to Saw Mill River parkway.

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800 Westchester Ave. Ste. N517  
Rye Brook, NY 10573  
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# Interior Photos

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# Aerial Map

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Rye Brook, NY 10573

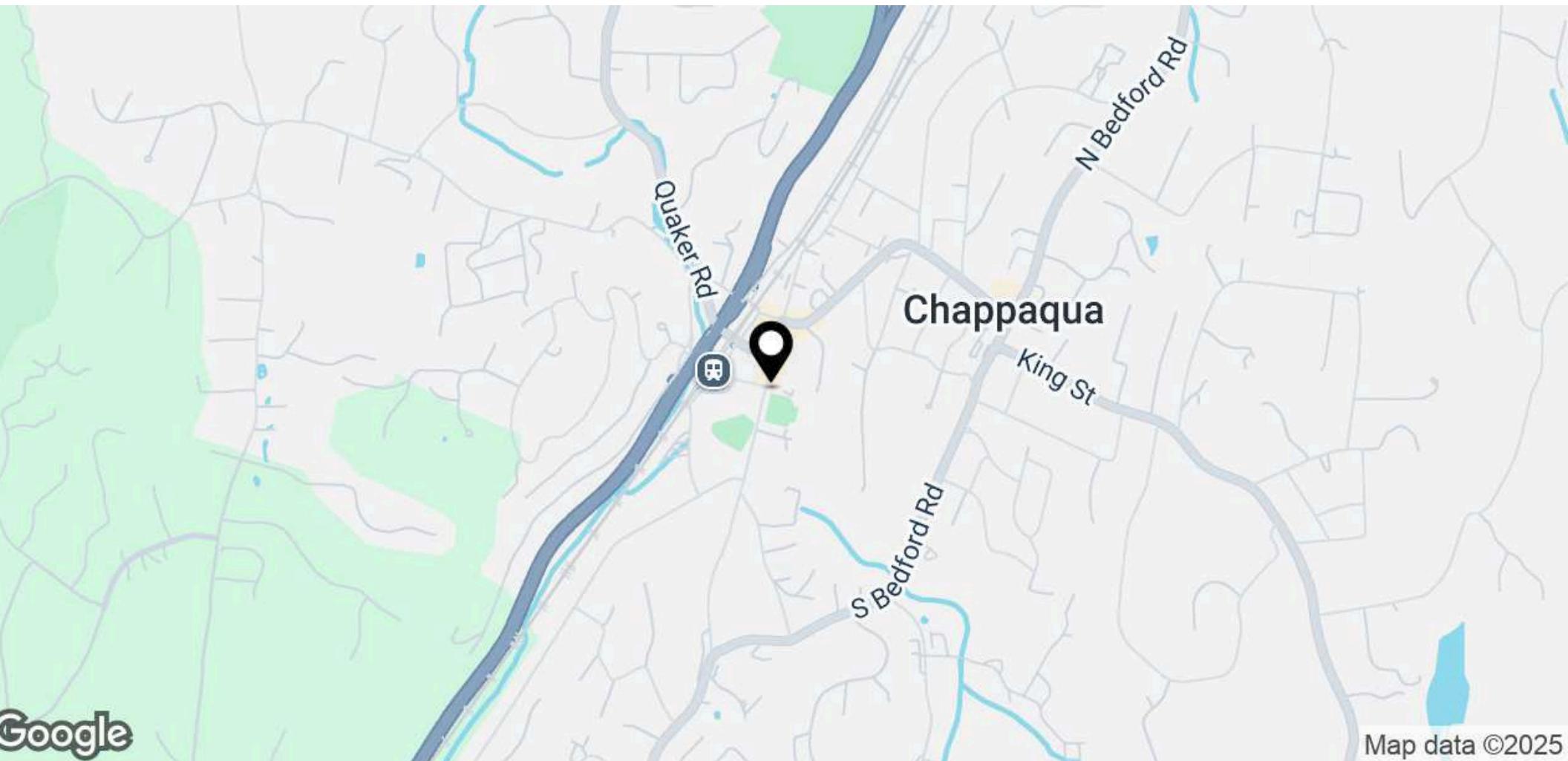
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# Regional Map

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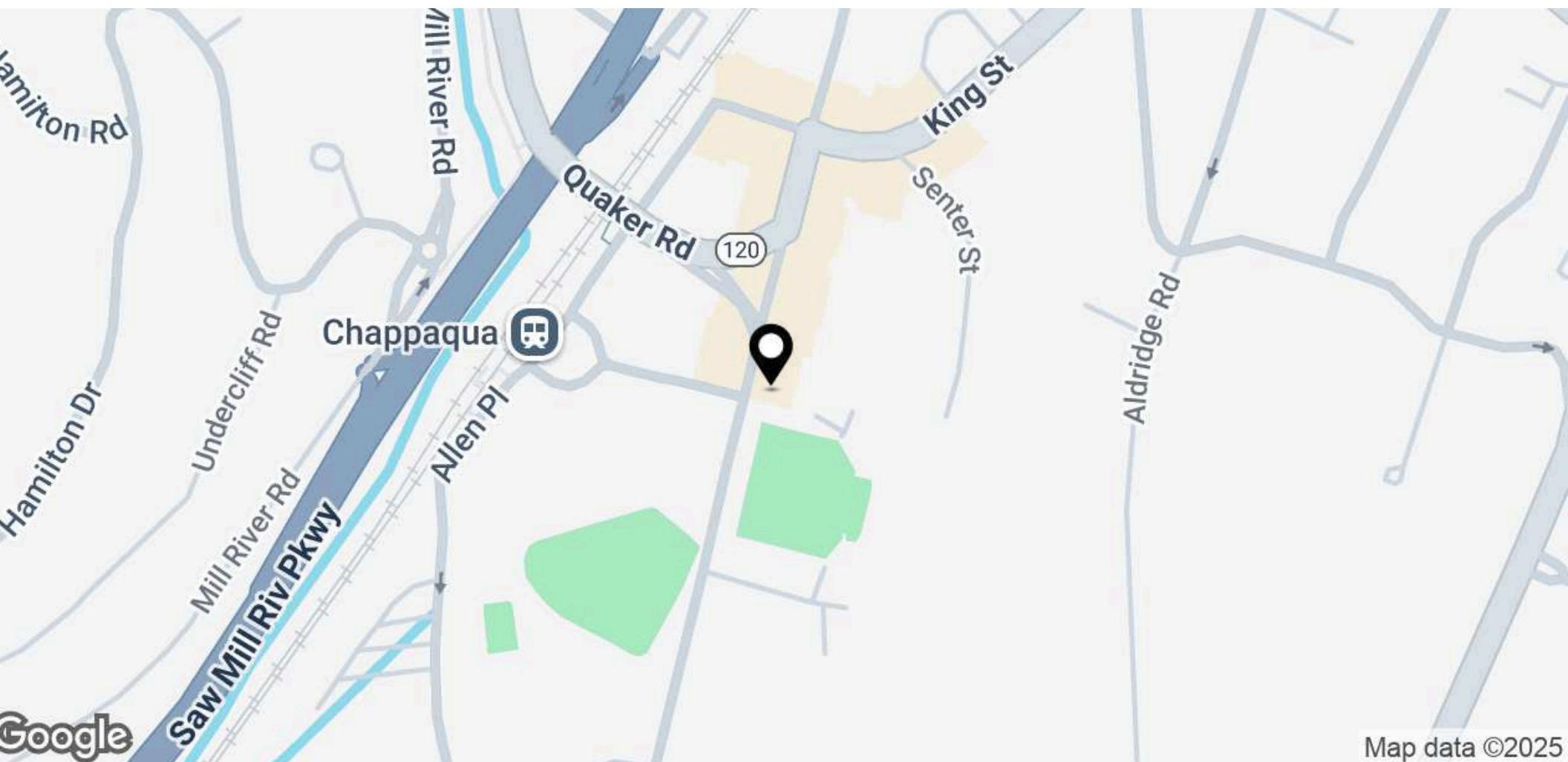
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# Location Map

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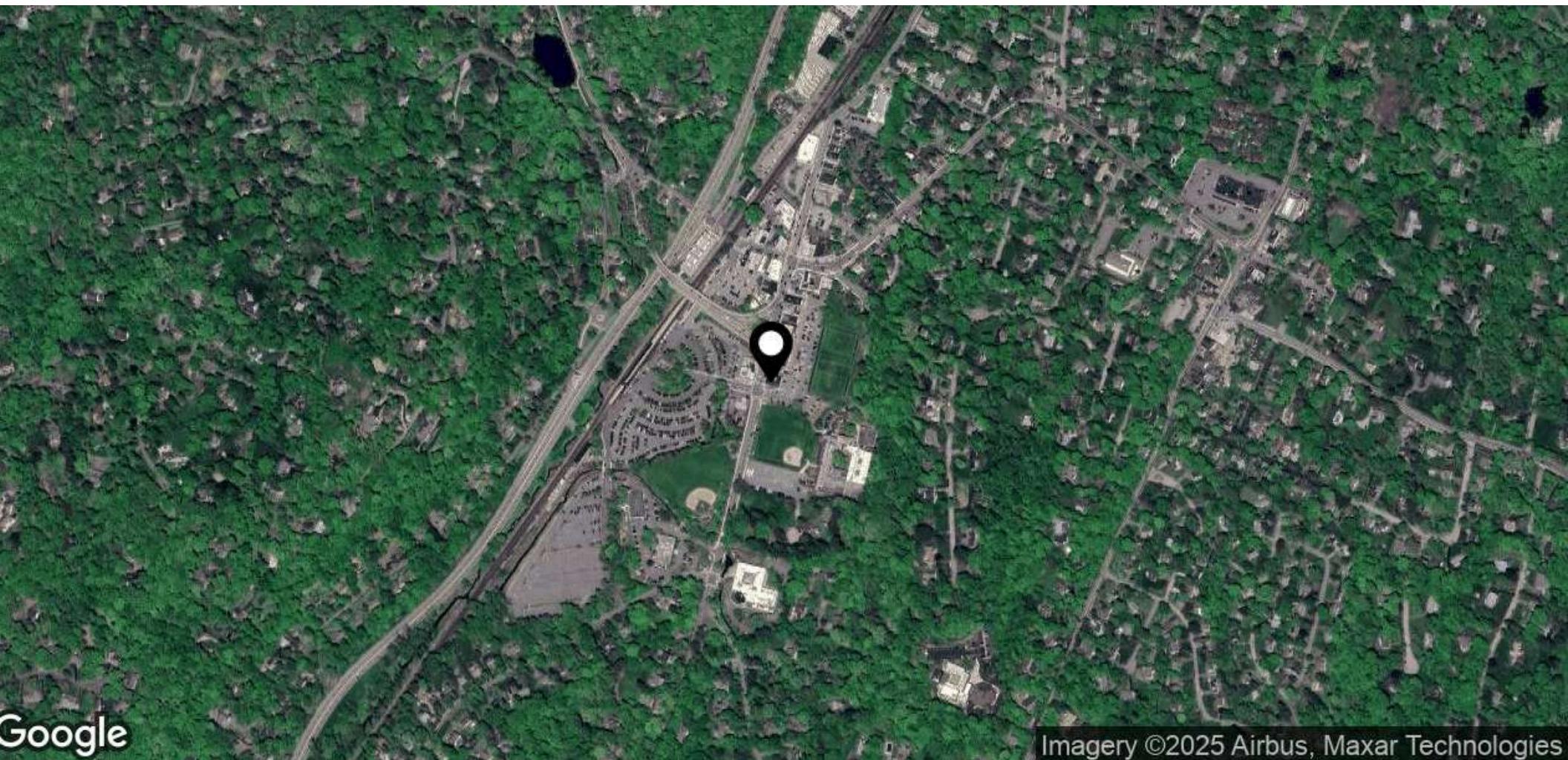
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# Demographics Map & Report

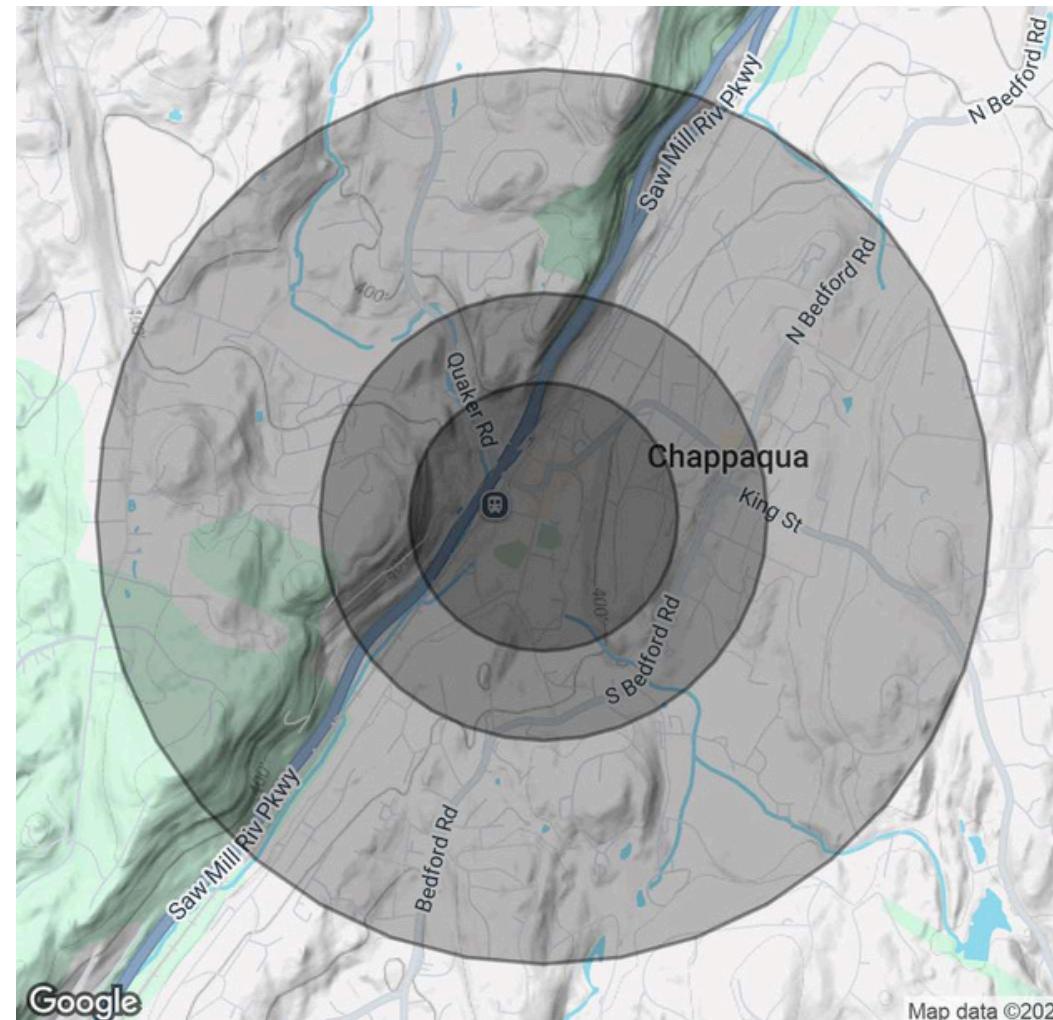
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	354	1,700	6,386
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	125	593	2,200
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$303,980	\$301,518	\$290,554
Average House Value	\$1,066,251	\$1,064,111	\$1,050,323

Demographics data derived from AlphaMap



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