

Medical / Office / Warehouse

3.8 AC



MCGRATH
REALTY INC

6 Morgan Drive, Mt. Kisco,
Westchester County New York

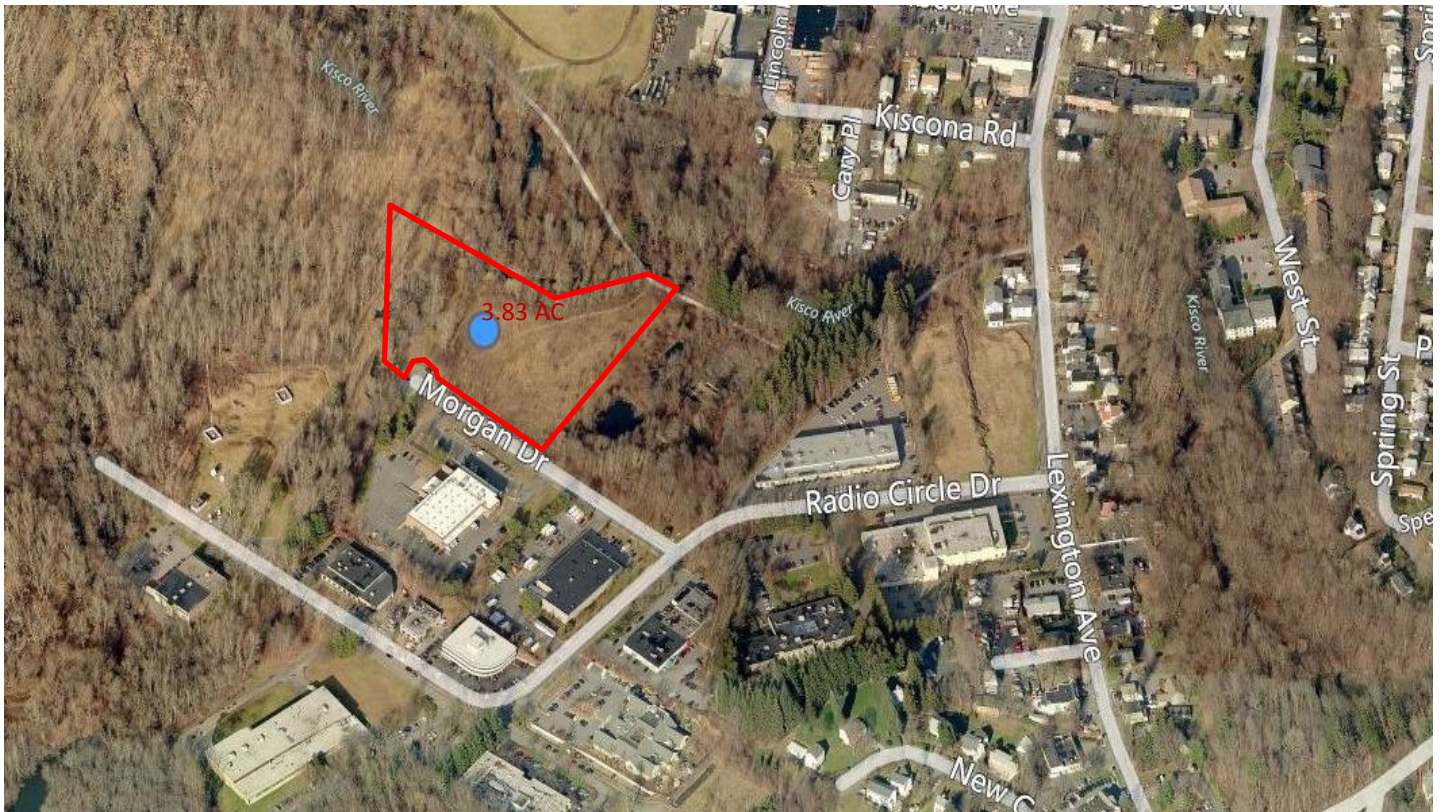
For Sale

Contact: Mike Fitzgerald 914-907-7867; mikefitz1069@gmail.com

Property Description:

Property is near medical buildings and within 1 mile of Northern Westchester Hospital and other professional buildings. Well suited for medical/office; warehouse/manufacturing; no over night stay. Across the street from Post Office and Frito-Lay Distribution Facility.

- ❖ Excellent Location
- ❖ Strong Demographics
- ❖ Close Medical / Hospital
- ❖ Near National Retailers



General Information:

Asking Price:
\$3,600,000.00

Parcel:
08005500010020010003

Acreage:
3.83 AC

Assessment:
\$300,000

Zoning:
RD: Research and
Development District

Taxable Value:
\$300,000

Water:
Village

Sewer:
Village

Electricity/Power:
Con Ed

Gas / Propane
Con Ed

For Information, Please Contact

Mike Fitzgerald • McGrath Realty Inc. • 1906 Route 52 • Hopewell Junction, New York 12533 •
(914) 907-7867, (845) 896-5444

Email: mikefitz1069@gmail.com Website: Mcgrathrealtyinc.com

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Zoning Usage:

Purpose and intent. The RD District is intended to provide for a variety of uses, including a wide range of research, design and development activities with appropriate controls that can be provided in an industrial park setting, that can conform to a high level of performance standards, that can be located in close proximity to residential, institutional and commercial areas without objectionable influence and that can serve as a buffer between commercial or industrial uses and residential uses.



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| Demographics | 1 Mile | 3 Mile | 10 Mile |
|-----------------------------------|-----------|-----------|-------------|
| Population: | | | |
| 2020 Projection | 6,791 | 27,353 | 248,948 |
| 2015 Estimate | 6,678 | 26,379 | 241,236 |
| Total Specified Consumer Spending | \$72,638 | \$374,825 | \$3,429,057 |
| 2015 Avg Household Income | \$107,086 | \$154,061 | \$151,873 |
| 2015 Med Household Income | \$70,775 | \$116,497 | \$120,651 |

Mount Kisco is a growing town with projected medical spending to increase by more than 15% within the next few years. Located in Mid-Westchester county it is considered a pocket town to New York City. Commuter rail is only 5 minutes from this location and the Chappaqua station is 10 minutes. Westchester Airport is a 20 minute drive while LaGuardia International is only a 50 minute drive. The property is located a short distance from many locals stores, restaurants, delis, and shopping centers. The location is also central to the main road in Mount Kisco that is home to many national retailers as shown below. The property is minutes within many medical services, and even has Northern Westchester Hospital just a mile away. There are a number of pharmacies as well as other medical services neighboring the site.

