

117 PONDFIELD ROAD BRONXVILLE, NEW YORK

- Beautiful, picturesque town in Southern Westchester
- Walking distance to Metro North Train Station - 30 mins. to Grand Central Station
- On-Site Parking-12 spaces (A rarity for Bronxville)
- Convenient to all Major Highways, Thruways and Interstates
- Centrally Located in town -gets excellent foot traffic
- Building is in very good condition



Sale Price: \$5,250,000

<u>Demographics:</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	27,143	270,352	700,794
Total Households	11,547	100,884	262,225
Average H.H. Income	\$201,039	\$157,937	\$147,484

HOULIHAN & O'MALLEY
REAL ESTATE SERVICES

117 PONDFIELD ROAD BRONXVILLE, NEW YORK



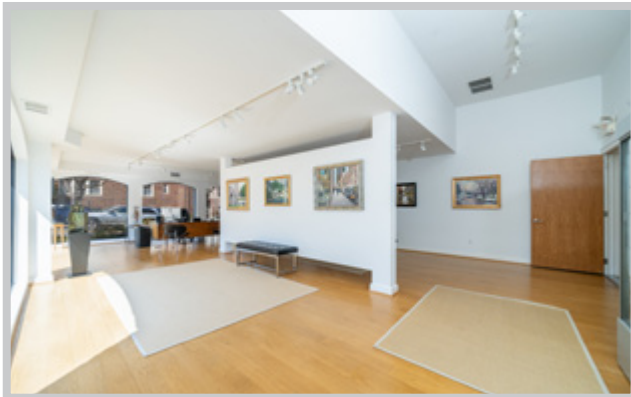
Aerial View of Building & Parking Lots



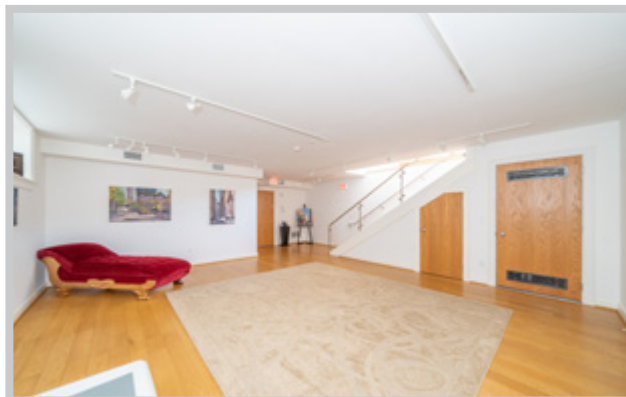
Terrace on 2nd Floor



1st Floor Gallery



1st Floor Gallery



Lower Level Gallery



Executive Office



Conference Room



Kitchenette



Reception Area

FOR SALE
BRONXVILLE EXCLUSIVE
5,457 SF Mixed Use, Retail and Office, Building with On-Site Parking

ADDRESS: 117 Pondfield Road, Bronxville, NY
SECTION 5 BLOCK 4 LOT 4

Zoning: Residence B: 2 Story Multi-Residence

LOCATION: Southeast corner of Pondfield Rd. & Tanglewylde Ave.

ASSESSMENT: Town of Eastchester 2025 - \$3,198,863
Village of Bronxville 2025 - \$2,050,000

SIZE: Exterior Building +/- 5,457 SF Lot +/- 8,786 SF
Three Story building, including the lower level.
The original building was +/-1,272 SF.
The current owner added a 3-story addition, including the lower level, in 2012. Each floor on the new addition is +/- 1,395 SF. The lower level is usable space.
First Floor is 2,667 SF
Second Floor is 1,395 SF
Lower Level is 1,395 SF

REAL ESTATE TAXES: Town and County- Eastchester 2025: \$17,477.22
School Bronxville 2025: 26,828.76
Village Bronxville 2025: 7,262.74
Total: \$51,568.72

The measurements on the floor plan are interior measurements.

DESCRIPTION: This is a ONE-OF-A-KIND mixed use, office and retail, building located in the heart of the Village of Bronxville. The current owner built a three-story addition in 2012 and did a gut renovation of the original building at the same time and added a beautiful roof top garden. The building and all the systems are in very good condition.

PARKING: 12 Parking Spaces: 8 in the rear lot and 4 in the front Lot.

LISTING PRICE: \$5,250,000

Certificate of Occupancy: Retail Art Gallery and Office

Listing Agents: Gerry Houlihan Michele Lasich-Pagnotta
914-522-6850 914-720-4948

gerryh@hom-realestate.com michelep@hom-realestate.com

NO INSPECTION WITHOUT APPOINTMENT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice.

Trophy Mixed-Use Opportunity in the Heart of Bronxville Village



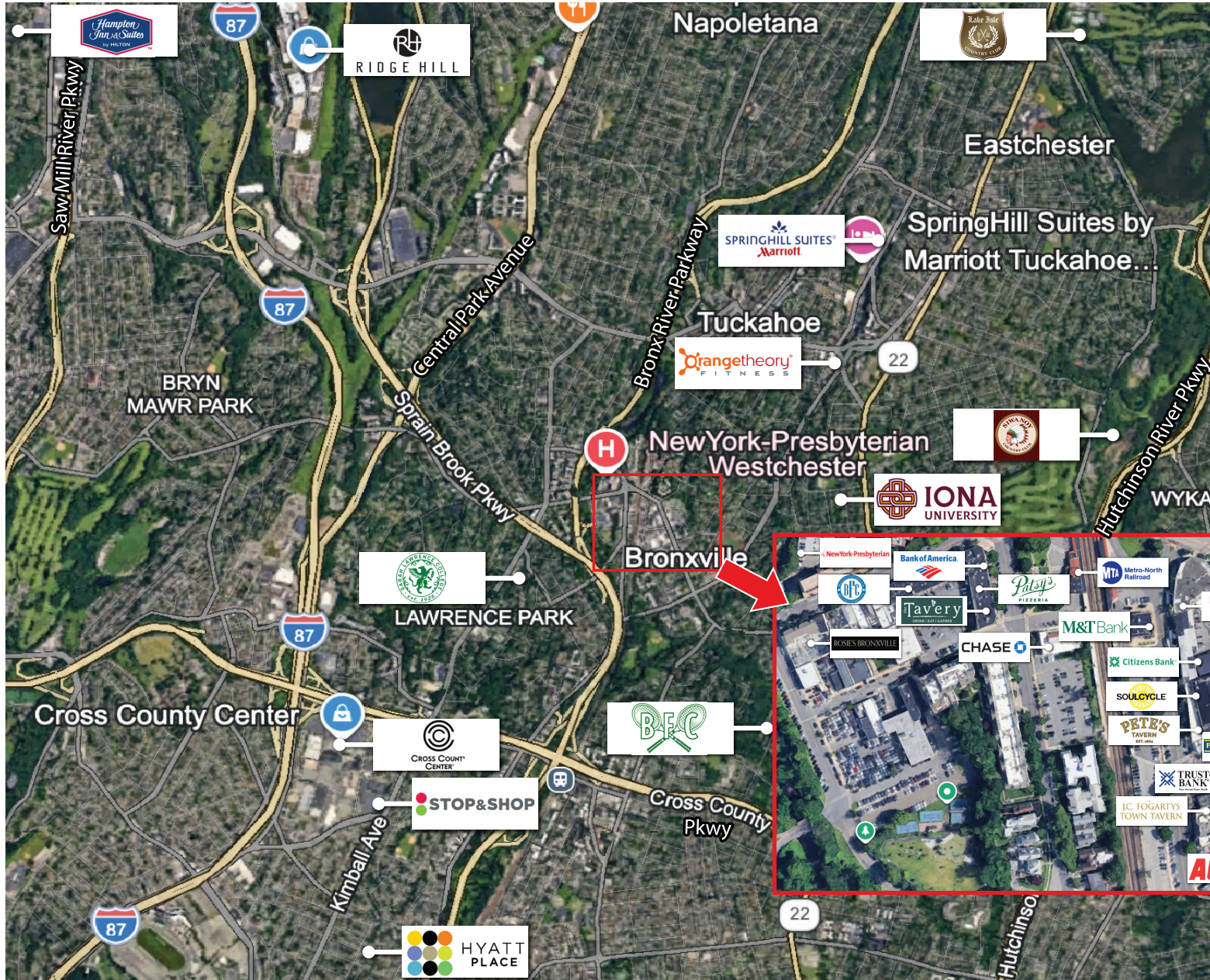
Presenting a rare opportunity to acquire a distinguished mixed-use asset prominently positioned on Pondfield Road in Bronxville Village, one of Westchester County's most sought-after and affluent downtowns. This property combines high-visibility retail/gallery space and professional office accommodations, offering flexibility for investors, owner-users, or boutique redevelopment. A three-minute walk (1/4 mile) from the Bronxville Metro-North train station, the property benefits from regional connectivity, providing direct access to Grand Central Terminal while maintaining the charm and exclusivity of Bronxville's premier village center. A truly unique attribute of the property is the presence of 12 ON-SITE PARKING SPACES, a rare amenity in the Village, with both front and rear parking lots access. The building also features separate front and rear entrances, enhancing configuration for multi-tenant or mixed-use spaces.

The main level is designed for both functionality and visibility, featuring two lobby areas, for the upper RETAIL ART GALLERY with prominent exposure to Pondfield Road. The floor includes BUSINESS OFFICES, a kitchenette with a break room, two ADA-compliant bathrooms, and a utility room with attic access.

The second level offers BUSINESS OFFICES with a refined executive environment highlighted with a gas fireplace and direct access to a 633 sq ft private ROOFTOP TERRACE. Additional floor features include a kitchenette, two bathrooms, one with a shower, a storage closet, and a pull-down attic, creating an efficient and flexible professional layout.

The lower level features a RETAIL ART GALLERY and OFFICE spaces.

Delivered vacant at closing, the property presents exceptional flexibility for an owner-user seeking a flagship presence in Bronxville Village, an investor pursuing a high-quality mixed-use asset, or a boutique redevelopment opportunity in a supply-constrained market. Property offering prime village visibility, walkability to Metro-North, and on-site parking is exceedingly rare in Bronxville, making this a unique and compelling acquisition opportunity within one of Westchester County's most prestigious communities.



Located in Bronxville Village at the corner of Pondfield Road and Tanglewylde Avenue.

Convenient to Major Highways, Parkways, Interstates, Throughways, NYC, and Airports:

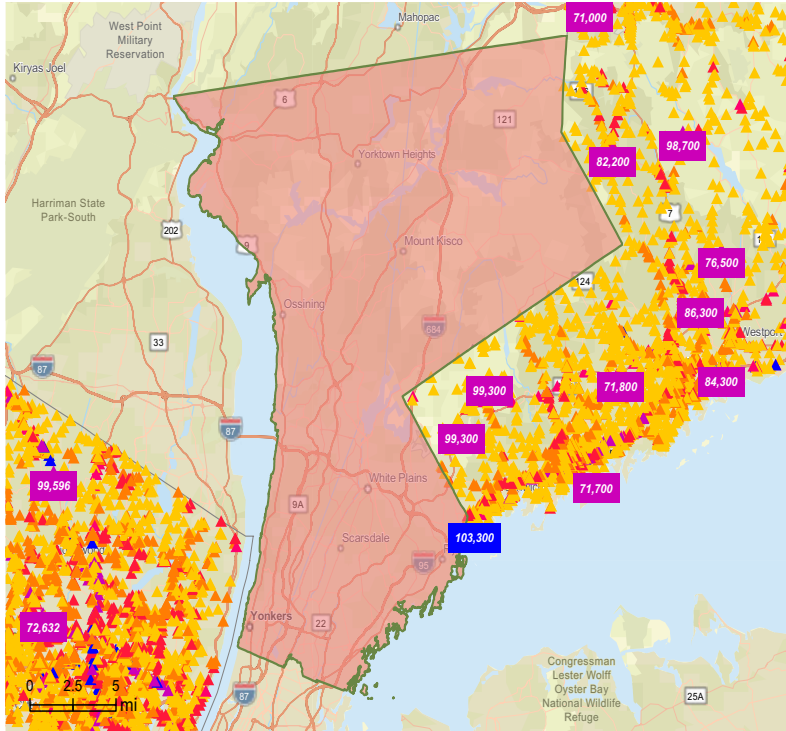
- Bronxville Metro North Train Station 1/4 mi +/-:
- Express Service 30 min. +/- to GCT
- NYC: 15-18 mi drive
- LaGuardia: 15.9 mi/25-min drive
- Westchester Cty: 18.1 mi/24-min drive
- John F. Kennedy: 22.5 mi/38-min drive



Local Traffic Information

Traffic Count Map

Westchester County, NY 6
Westchester County, NY (36119)
Geography: County



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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Traffic Count Profile

117 Pondfield Rd, Bronxville, New York, 10708 2
117 Pondfield Rd, Bronxville, New York, 10708
Rings: 1, 3, 5 mile radii



Dist (mi)	Street	Nearest Cross Street	Year of Count	Traffic Count
0.10	Pondfield Road	Tanglewylde Ave	2021	5,626
0.10	Pondfield Road	Bolton Gardens	2023	6,111
0.10	Meadow Avenue	Garden Ave	2023	1,310
0.10	Meadow Avenue	Pondfield Rd	2023	1,980
0.10	Kraft Avenue	Kraft Ave	2023	3,936
0.20	Kraft Avenue	PkPl	2018	3,957
0.20	Midland Ave	Masterton Rd	2011	6,432
0.20	Paxton Avenue	de Witt Ave	2023	1,352
0.20	Tanglewylde Avenue	Willow Rd	2023	2,740
0.20	Paxton Ave	de Witt Ave	2015	1,374
0.20	Pondfield Road	Gramatan Ave	2023	9,013
0.20	Sunset Avenue	Paradise Ave	2023	62
0.20	Milburn Street	Parkway Rd	2023	649
0.20	PONDFIELD RD W from LEONARD MORANGE SQ to LAKE AVE		2023	320
0.20	Parkway Road	Milburn St	2023	4,420
0.20	De Witt Avenue	Paxton Ave	2023	2,102
0.30	Pondfield Road West	Station Plz	2021	4,430
0.30	Parkway Road		2018	6,353
0.30	Paxton Ave	Stone Pl	2003	3,538
0.30	Palumbo Place	Midland Ave	2023	2,656
0.30	PARKWAY ROAD from MIDLAND AVE to PAXTON AVF		2023	3,992
0.30	Bronx River Pkwy	Midland Ave	2011	4,711
0.30	Pondfield Rd	Crows Nest Rd	2014	8,134
0.30	PONDFIELD RD from PARKWAY RD to PONDFIELD RD WEST		2023	6,035
0.30	Pondfield Rd W	Stoneleigh Plz	2019	9,410
0.30	Paxton Ave	Stone Pl	2000	3,216
0.30	Palmer Avenue	Paxton Ave	2023	10,490
0.30	Midland Avenue	PkwyRd	2023	9,054

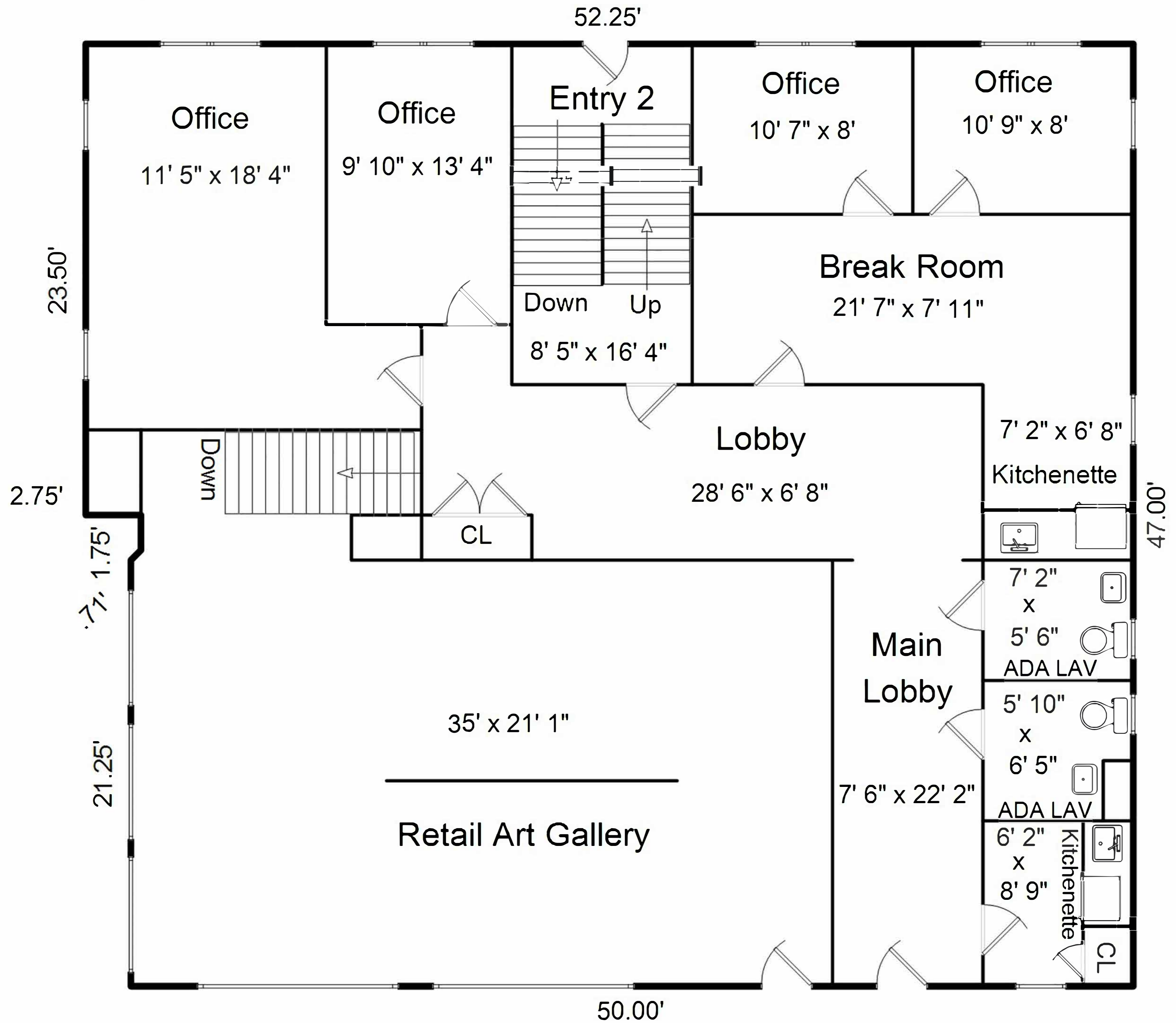
Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

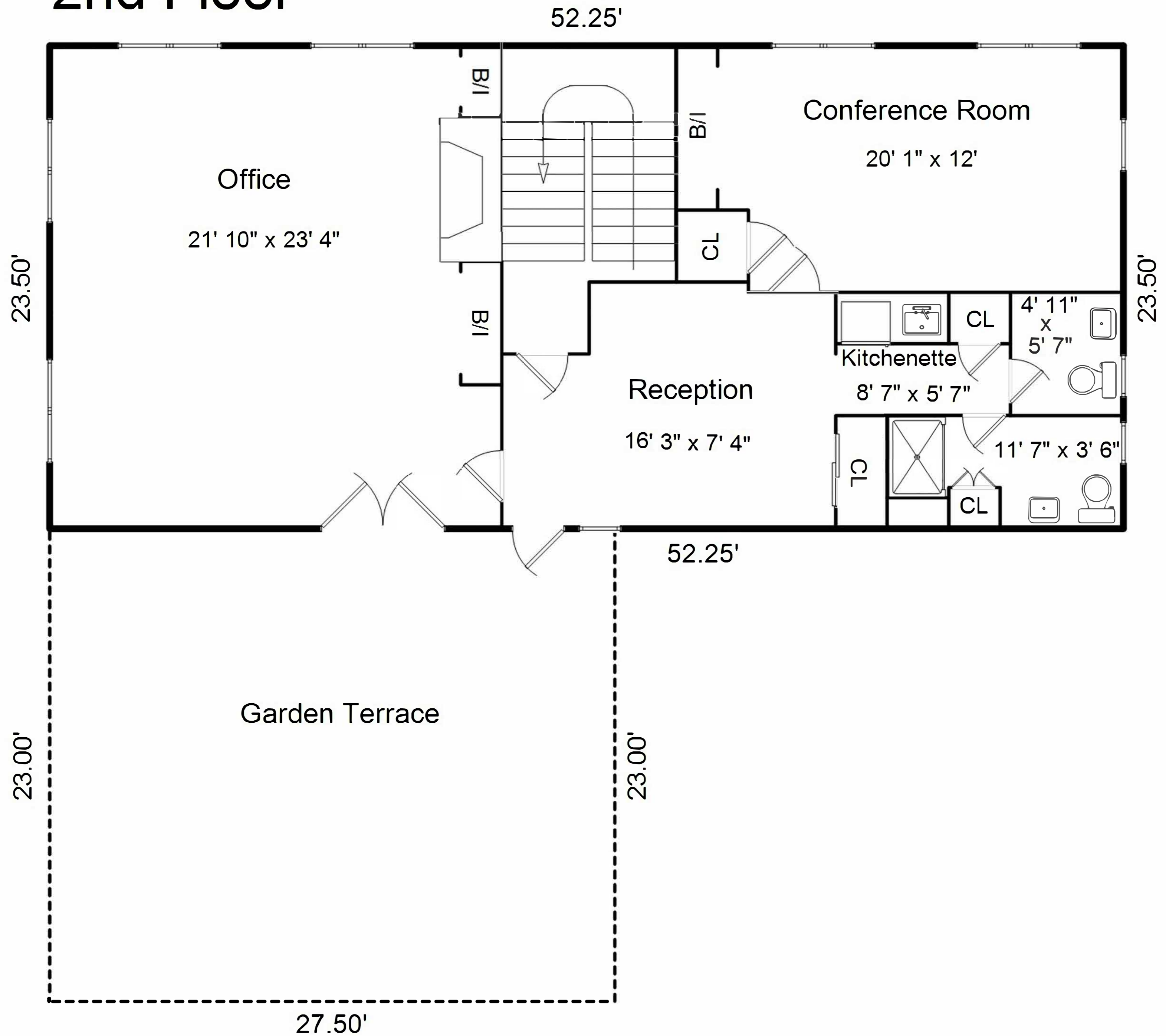
Source: Esri

© 2026 Esri

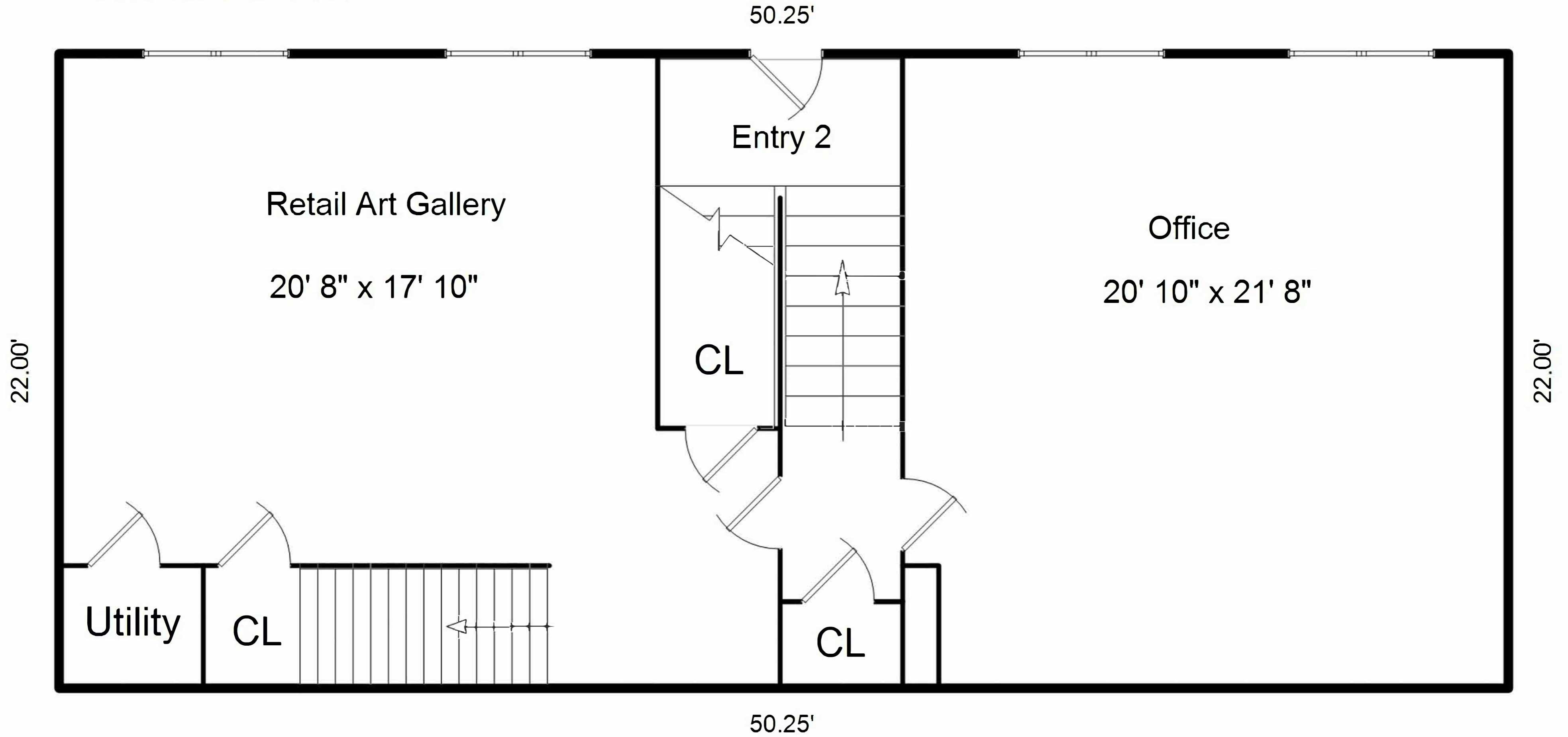
1st Floor

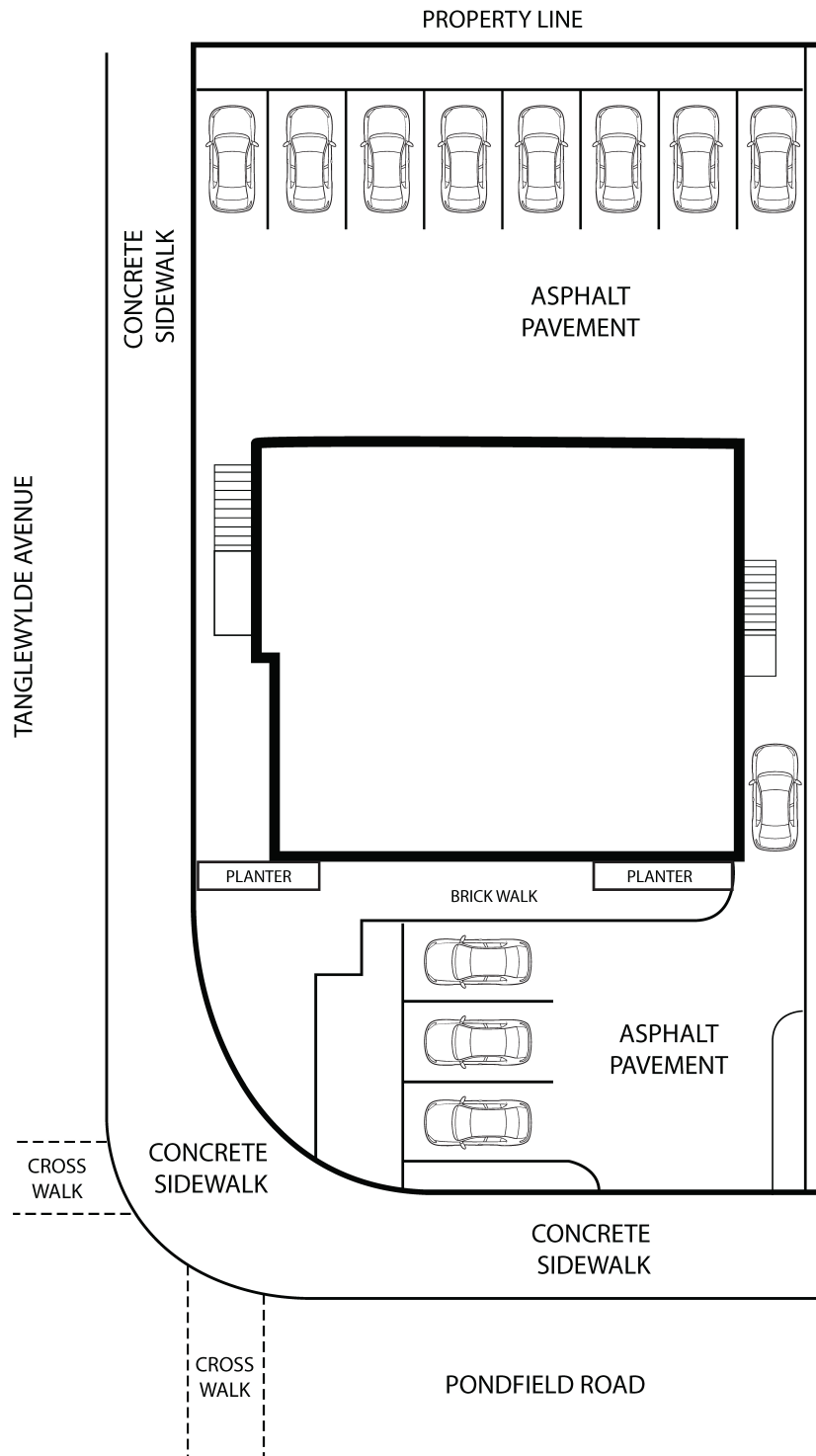


2nd Floor



Lower Level





5179

SURVEY OF PROPERTY SITUATE IN THE VILLAGE of BRONXVILLE TOWN of EASTCHESTER WESTCHESTER COUNTY NEW YORK

SCALE: 1" = 18'

SURVEYED: DECEMBER 2, 2010

BUILDING OFFSET MARKERS SET AUGUST 8, 2011

PROPERTY MARKERS SET AUGUST 10, 2011

FOUNDATION LOCATION (BLDG UNDER CONSTRUCTION) NOVEMBER 21, 2011

FINAL AS BUILT: FEBRUARY 27, 2012

- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS A PORTION OF LOT 15 IN BLOCK 8 ON A CERTAIN MAP ENTITLED "MAP No. 2 OF LAWRENCE PARK AND ASSOCIATED PROPERTIES SITUATED AT BRONXVILLE, DATED FEBRUARY 17, 1921 AND PREPARED BY WILLIAM A. SMITH, C.E. AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE REGISTRAR'S OFFICE OF WESTCHESTER COUNTY ON MARCH 21, 1921 AS FILED MAP No. 2237. PREMISES ALSO DESCRIBED BY THIS RECORD PREPARED BY ALL NEW YORK TITLE AGENCY, INC. (FILE No. ANY2010-6864).

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE of BRONXVILLE / TOWN of EASTCHESTER as: SECTION 5; BLOCK 4; LOT 4 AREA: 8,786 Sq. Ft. / 0.2017 Acre

- THE OFFSETS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. OFFSETS ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.

- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

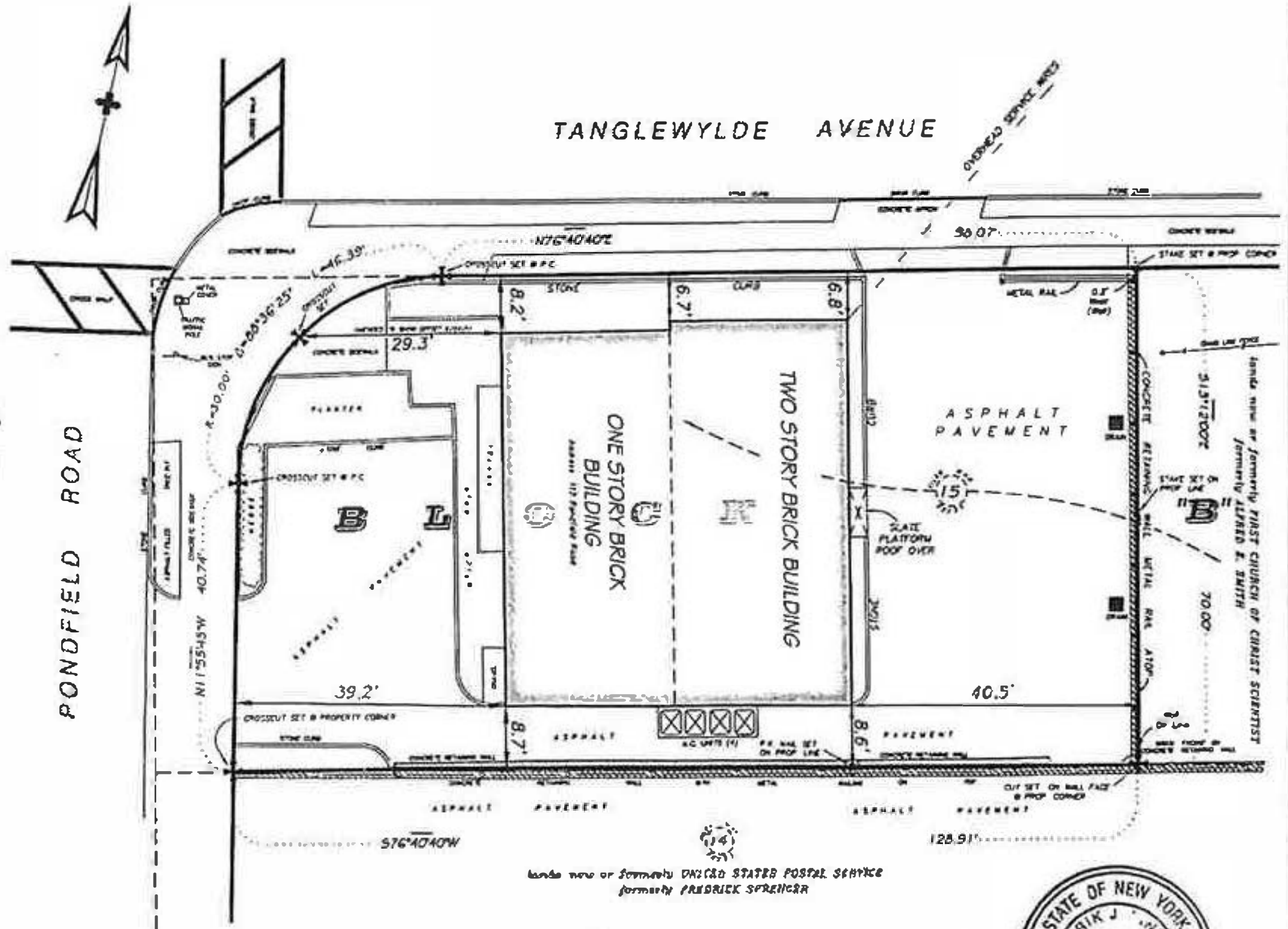
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAWS.

- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.

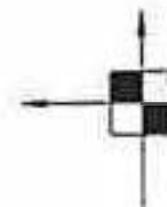
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

CERTIFIED TO:

- ALL NEW YORK TITLE AGENCY, INC. (FILE No. ANY2010-6864)
- FIDELITY NATIONAL TITLE INSURANCE COMPANY OF PENNSYLVANIA
- THE LOMBARDO GROUP, LLC



lands now or formerly OWNED BY DANIEL STATED POSTAL SERVICE
formerly FREDRICK SPRENGER



Link
Land Surveyors P.C.

21 Clark Place, Suite 1-B Phone 645-826-9657
36210pac N.Y. 10541 Fax 645-826-0013



Village of Bronxville
200 Pondfield Road
(914) 337-7338

**VILLAGE OF BRONXVILLE
CERTIFICATE OF OCCUPANCY**

This certifies that the building known as:

117 Pondfield Road

located in **Section 005; Block 004; Lot 004;** (Assessment Map Village of Bronxville).

This building having been altered under **Permit Number: 1100045;** granted on **Application Number: ALT 110-11** conforms substantially to the approved plans and specifications and any amendments thereto which formed part of the said application. This certifies further that the work performed conforms substantially to the requirements of the N.Y.S. Uniform Fire Prevention and Building Code, as well as the Building Code Enforcement Law and the Zoning Law of the Village of Bronxville. (Chapters 112 and 310 of the Village Code of 1981). Areas of work covered under this permit are listed below. Permission is hereby granted for its occupancy for the intent, purpose, use and capacities specified below:


Description of Work:

New 2 sty addition and interior alteration and use change. Bsmt: retail art gallery, graphic design office; 1st fl retail art gallery, Business Office; New 2nd fl Business offices

All work in compliance with rezoning approval and conditions granted by resolution of approved by the Board of Trustees, June 28, 2011 , under the provisions of Local Laws #5-2011 and #6-2011 modifying zoning code Section(s) as provided under the Transitional Zoning provisions

All work to comply with Planning Board approval and conditions granted July 13, 2011. Final landscape plan approved by Planning Board June 13, 2012.

Date: August 27, 2012


**Vincent Pici, P.E.
Superintendent of Buildings**