



PRINCETON
REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



An Office & Residential Investment Opportunity

509 NYS Rt. 22 | North Salem (Purdys), NY

Office & Two-Family Home For Sale

Contact

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Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZES	Office: 4,800 sf Residential: 1,462 sf
LOT SIZE	1.4 Acres
ZONING	PO - Professional Offices
SALE PRICE	\$1,600,000
TAXES	\$38,382
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Introducing a prime real estate opportunity in sought-after North Salem. This property boasts an ideal location for an office as well as a two family residential building investment, offering a prestigious address. With a strategic position in North Salem (Purdys), this property provides excellent visibility and accessibility, making it a compelling choice for investors seeking a premier business / residential location. The office building consists of 4,800 sq. ft. featuring modern amenities, ample parking and flexible floor plans to suit a variety of office needs. The two-family home consists of 1,462 sq. ft. of 2 1-bedroom units.

LOCATION OVERVIEW

Discover the charming town of North Salem, NY. North Salem provides a picturesque setting for office building investment and multi-family residential building. Enjoy close proximity to I-684, Exit 7 and the Purdys train station, easy access to nearby amenities and attractions, this idyllic location provides an excellent opportunity for your office or investment.

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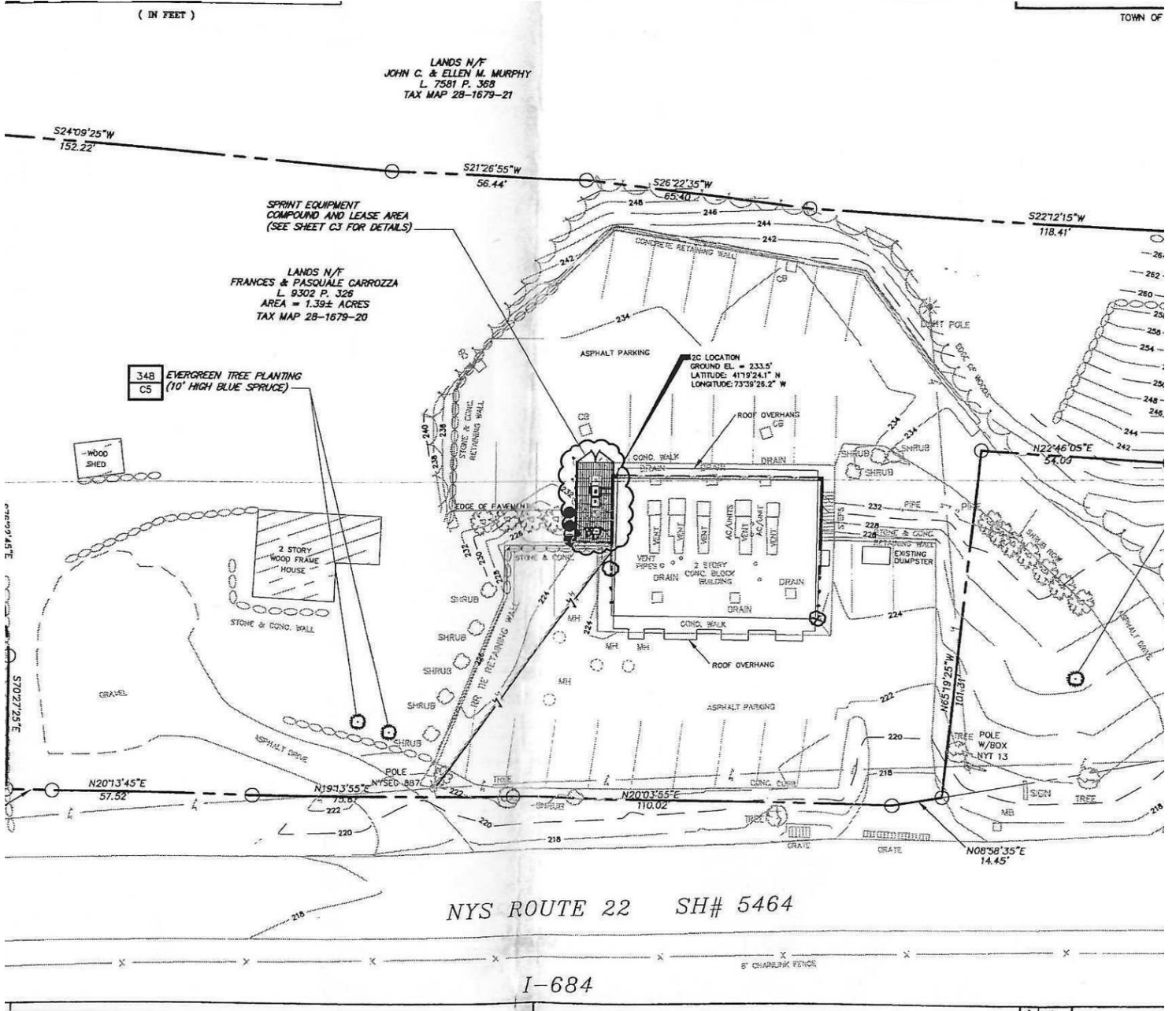
Additional Photos



Income and Expense

<u>4,800 sq. ft. Office Building</u>	<u>Actual Per Mo.</u>	<u>Potential Per Mo.</u>
Dentist Office (1,600 sf) (Lease Expired 2026):	\$4,095.20	\$4,095.20
Global (800 sf) Month-to-Month:	\$1,800.00	\$1,800.00
#1 Offices Space Available (800 sf ea.):		\$1,800.00
#2 Offices Space Available (800 sf ea.):		\$1,800.00
#3 Offices Space Available (800 sf ea.):		\$1,800.00
Cell Tower Rental (T-Mobile):	\$2,738.91	\$2,738.91
 <u>2-Family Residence</u>		
Apartment #1 – Month-to-Month:	\$1,800.00	\$1,800.00
Apartment #2 – Month-to-Month:	\$1,800.00	\$1,800.00
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	Monthly: \$12,234.11	\$17,634.11
	Annually: \$146,809.32	\$211,609.32
 <u>Expenses:</u>		
Taxes	\$38,382.46	\$38,382.46
NYSEG	\$2,429.74	\$2,429.74
Oil	\$4,082.06	\$4,082.06
Gas	\$562.67	\$562.67
Insurance - Office	\$2,930.54	\$2,930.54
Insurance - House	\$3,022.00	\$3,022.00
Carting	\$2,173.60	\$2,173.60
City of NY Driveway	\$494.32	\$494.32
Septic Clean - Office	\$541.88	\$541.88
Septic Clean - House	\$541.88	\$541.88
Water Tests	\$270.00	\$270.00
Water Permit	\$330.00	\$330.00
Total Expenses:	<hr/> \$55,761.15	\$55,761.15
Net Operating Income:	\$91,048.17	\$155,848.17
Capitalization Rate:	5.70%	9.70%

Additional Photos



Location Maps

