



HOULIHAN LAWRENCE
COMMERCIAL

SELICK AUTO BODY

3167

3167 Albany Post Road

Buchanan, NY 10511

Exclusively Represented By:

Kenneth Lefkowitz

Real Estate Salesperson

914 420 5550

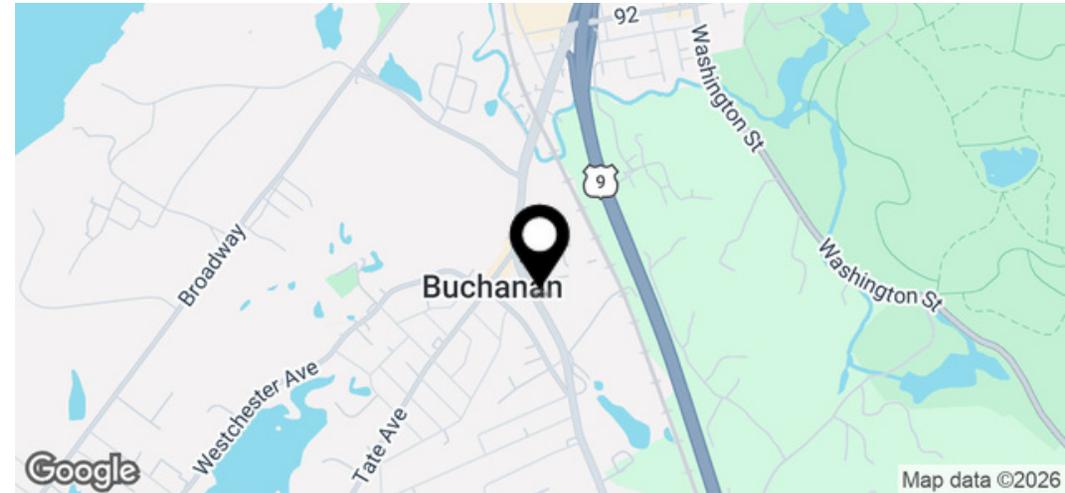
klefkowitz@houlihanlawrence.com

OFFERING MEMORANDUM

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Sale Price

\$975,000

Property Overview

3167 Albany Post Road is a prime ± 0.60 acre commercial parcel in the heart of Buchanan's bustling commercial corridor. This standout property, currently featuring an established automotive service building, presents an exceptional chance to transform the site into a vibrant mixed-use development, moving beyond its past automotive use to unlock greater potential with retail, office, residential, or hybrid commercial spaces.

Enjoy prime frontage and high visibility along Albany Post Road (with seamless access to Route 9 and nearby Westchester communities). Flexible zoning supports a wide array of commercial and mixed-use possibilities, ideal for developers, investors, or owner-users seeking to create an income-generating, modern asset in a market with limited comparable supply.

Offering Summary

Price	\$975,000
Price / GSF	\$487.50
GSF	2,000 SF



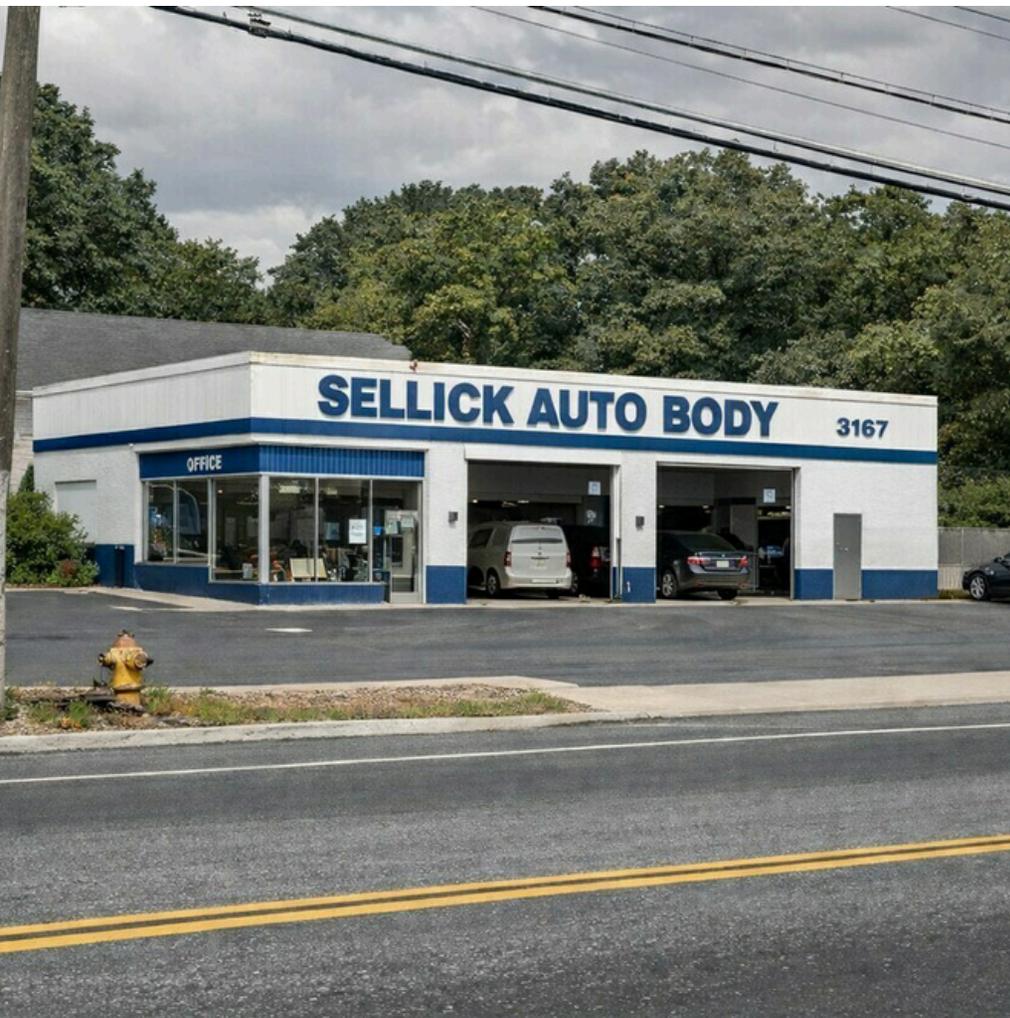
Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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Complete Highlights

FOR SALE



Property Highlights

- ±0.60 acres of prime commercially zoned land
- Excellent visibility and traffic exposure on Albany Post Road
- Perfect for redevelopment into mixed-use commercial space
- Rare standalone parcel with existing improvements in a supply-constrained area



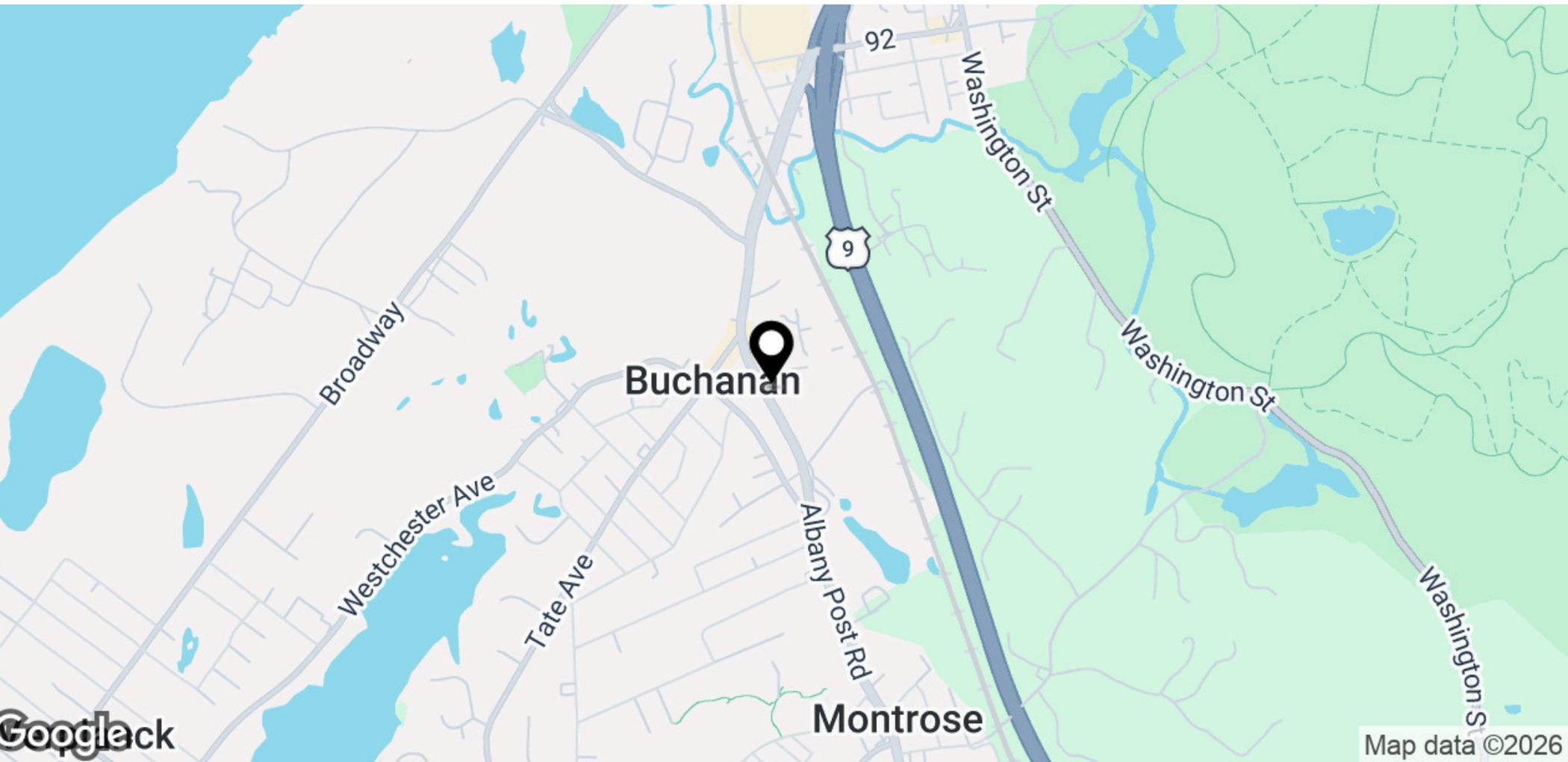
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Regional Map

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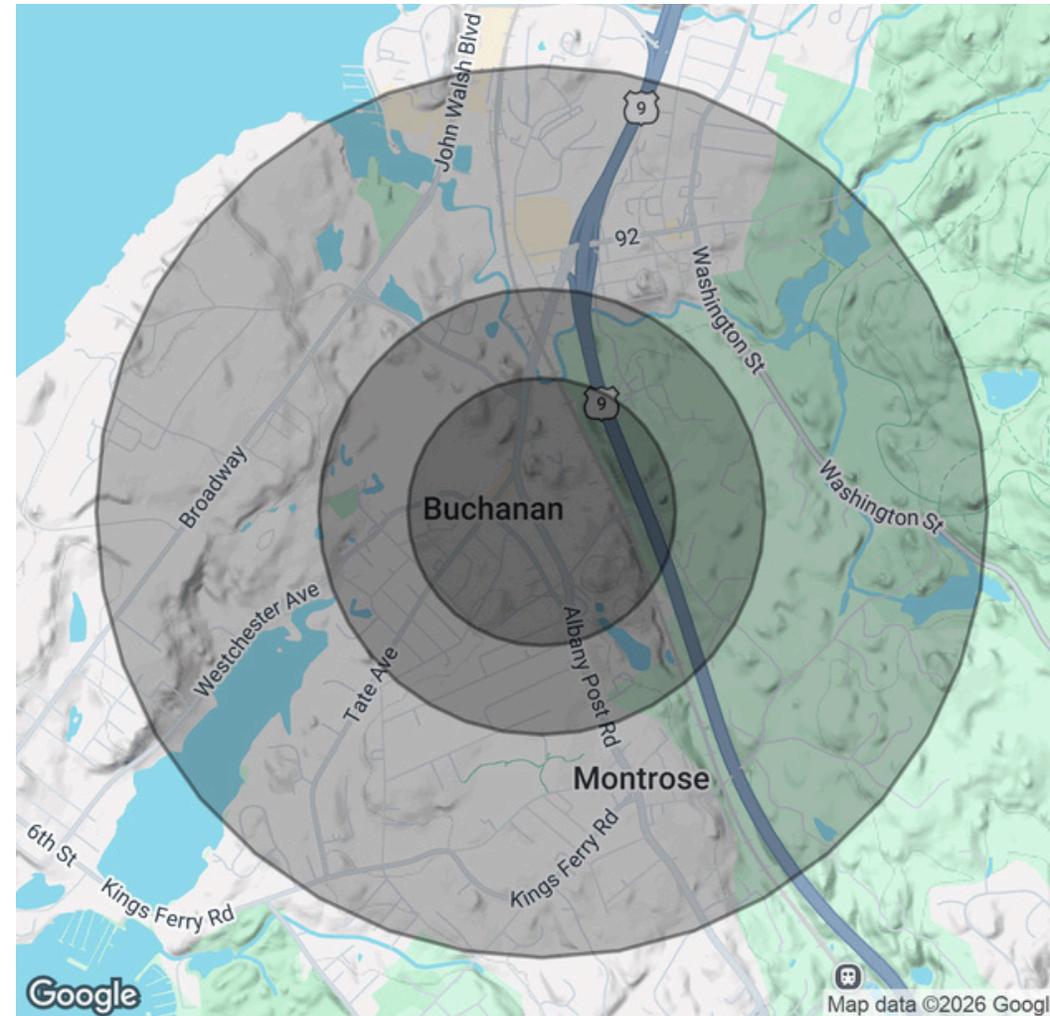
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Demographics Map & Report

FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	323	1,707	5,096
Average Age	42	42	41
Average Age (Male)	42	41	41
Average Age (Female)	43	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	116		
Total Households	2.8	608	1,824
# of Persons per HH	\$173,351	2.8	2.8
Average HH Income	\$526,504	\$180,537	\$171,885
Average House Value		\$540,149	\$511,888

Demographics data derived from AlphaMap



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