

# VERSATILE COMMERCIAL BUILDING

FOR SALE



## OFFICE, GARAGE & STORAGE UNDER ONE ROOF

A Central Mount Kisco Commercial Address, Minutes to Metro-North



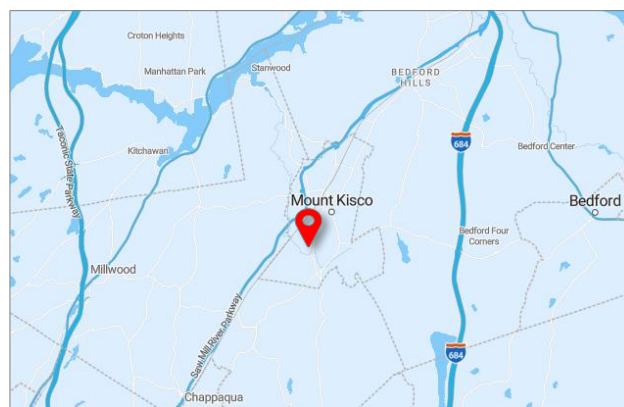
23 Kisona Road, Mt Kisco, NY 10549

### OVERVIEW

A rare owner-user opportunity in the center of Mount Kisco's commercial district. This freestanding building combines a ground-floor garage and reception area, a full second floor of private offices, and attic-level storage, a layout that adapts cleanly to a contractor, tradesperson, or professional practice that needs working space and offices under one roof. On-site parking for at least six vehicles and a Service Commercial (SC) zoning designation give the next owner unusual flexibility in a tight, high-demand submarket.

### SPACE BREAKDOWN

- **First floor** - Garage with an adjoining room well suited to a reception area or small office
- **Second floor** - Three private offices, a common area, and a full bathroom; ideal for a professional or administrative setup
- **Third floor** - Usable attic-level space with low ceilings, excellent for storage
- **Parking** - On-site for at least six vehicles



Set minutes from downtown, the Mount Kisco Metro-North station, Northern Westchester Hospital, and major highways, the property pairs a central location with the kind of adaptable, mixed-use footprint that's increasingly hard to find in the village.

### ASKING PRICE

\$660,000

### CONTACT

Mike Fitzgerald

914-907-7867

mikefitz1069@gmail.com

# WAREHOUSE-PLUS-OFFICE FLEXIBILITY IN A PRIME VILLAGE LOCATION

23 Kisco Road, Mt Kisco, NY 10549



## PROPERTY FACTS

<b>TYPE</b>	Office / flexible commercial
<b>BUILDING SIZE</b>	1,520 SF
<b>LOT SIZE</b>	0.17 acres (7,361 SF)
<b>YEAR BUILT</b>	1925
<b>STORIES</b>	2 (plus attic storage)
<b>ZONING</b>	SC, Service Commercial
<b>PARKING</b>	6 spaces on-site
<b>UTILITIES</b>	Public water & sewer
<b>HEATING</b>	Hot water (oil)
<b>COOLING</b>	Wall/window units



## ZONING & USES

Zoned **SC, Service Commercial**, permitting a broad range of uses including administrative, business, and professional offices; printing and publishing; automotive and equipment sales, service, and repair; and many more. The flexible layout suits contractors, mechanics, electricians, and plumbers seeking warehouse-plus-office space, as well as professional and administrative tenants. *(Buyer to verify all permitted uses with the Village of Mount Kisco.)*

Information believed to be accurate but not guaranteed. Buyers should verify all details independently. McGrath Realty Inc. · 1010 Main Street, Fishkill, NY 12524

Versatile commercial space with parking and flexible Service Commercial zoning rarely comes available in the heart of Mount Kisco. Schedule a private showing today and see how the building can work for your business.

## CONTACT

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