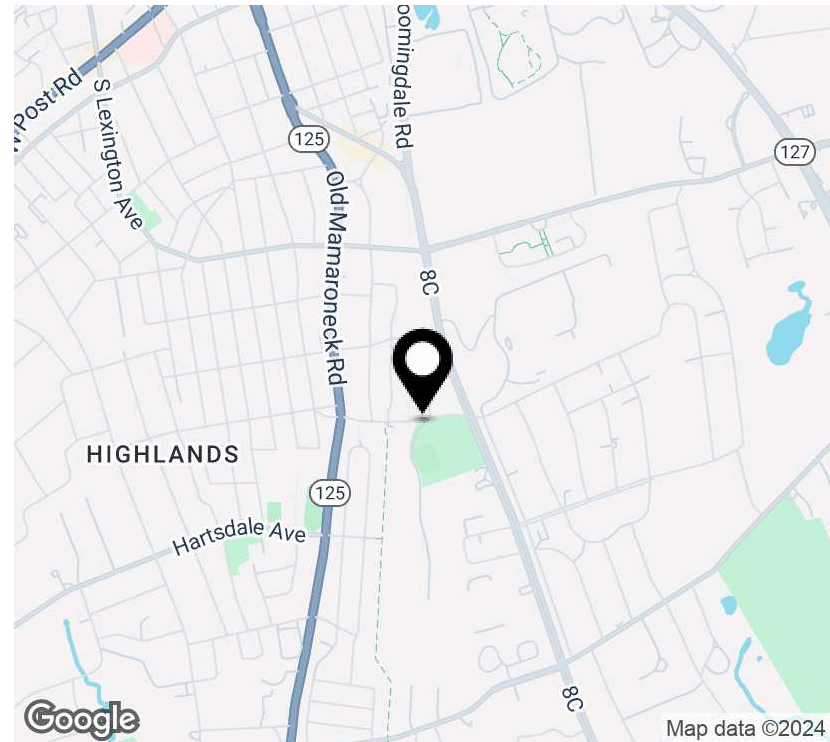


70 Gedney Way

White Plains, NY 10605

FOR SALE

Property Brief



Offering Summary

Price	Inquire for Pricing
Lot Size	20,254 SF
Building Size	9,428 SF (5,946 SF Ground and 2nd Floor + 3,482 Basement)
Parking Spaces	37
Year Built	1964
Year Renovated	2015
Zoning	B-2 (Neighborhood Business)

Property Overview

Klein Stone Commercial at Houlihan Lawrence is pleased to exclusively represent 70 Gedney Way, White Plains, NY. This versatile property, formerly a bank and now a financial planning office, offers 9,428 square feet of space, including 5,946 square feet above ground and a 3,482-square-foot basement. Situated on a near 0.5-acre lot with 37 on-site parking spaces, it provides excellent accessibility. Located in the B-2 (Neighborhood Business) zone, the property supports a range of uses, including retail, professional offices, personal services, multi-family dwellings, day care centers, and laundry/dry-cleaning facilities. With a Floor Area Ratio (FAR) of 0.8, the current zoning allows for up to 16,354 square feet of building space, offering significant potential for expansion or redevelopment. This property combines ample space, flexible zoning, and a prime location, making it ideal for a variety of business or mixed-use development opportunities.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,451	39,978	101,284
Total Population	16,377	104,560	281,829
Average HH Income	\$187,463	\$207,543	\$215,433

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