

7,560 SQ.FT. PREMIER EXECUTIVE OWNER-USER OFFICE BUILDING

10 BOICE RD, HYDE PARK, NY 12538

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	7,560 SF
Lot Size:	57,776 SF
Price / SF:	\$257.94
Year Built:	1980
Zoning:	CC

PROPERTY OVERVIEW

Premier Executive Office Building | 7,560± SF | Flexible CC Zoning | Hyde Park, NY

Exceptional opportunity to acquire a premier executive office building strategically positioned in Hyde Park's established Route 9 commercial corridor. Situated on approximately 1.3 acres, this meticulously maintained 7,560± SF professional office property combines quality construction, modern infrastructure, and exceptional flexibility within one of the Town's most desirable commercial districts.

Designed to support today's professional organizations, the building features private executive offices, a spacious conference room, open collaborative work areas, an inviting reception area, multiple restrooms, and a well-appointed kitchen. Extensive infrastructure includes structured cabling, a dedicated IT/server room, seven-zone HVAC, standby generator, ADA accessibility, and abundant on-site parking, creating a turnkey environment for a wide range of professional users.

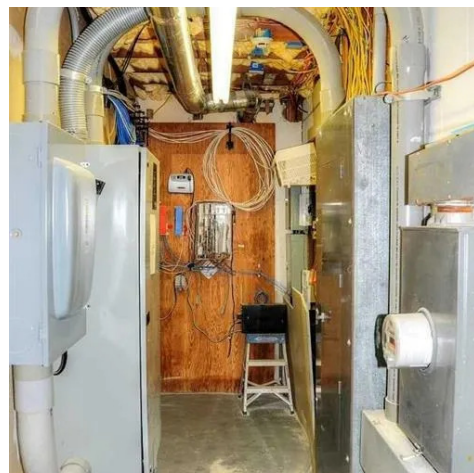
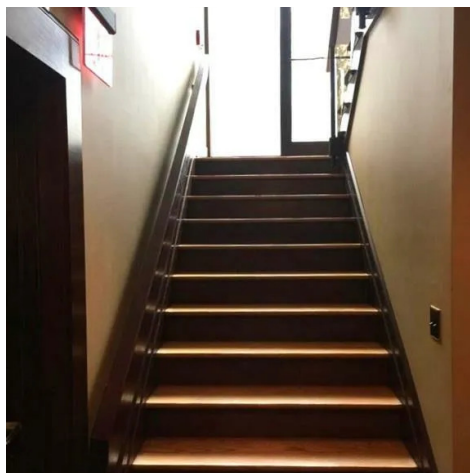
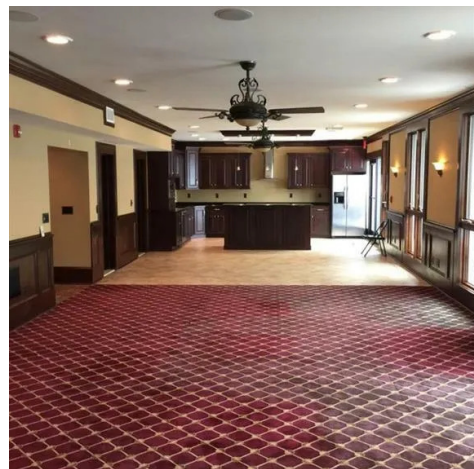
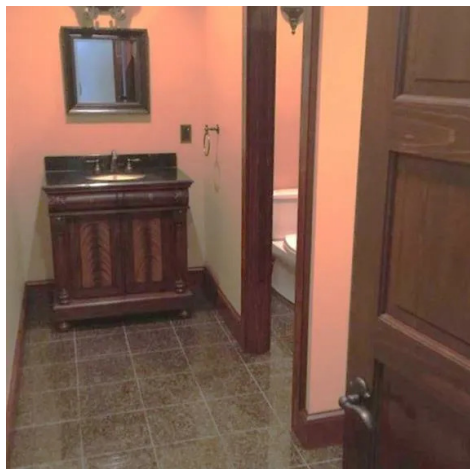
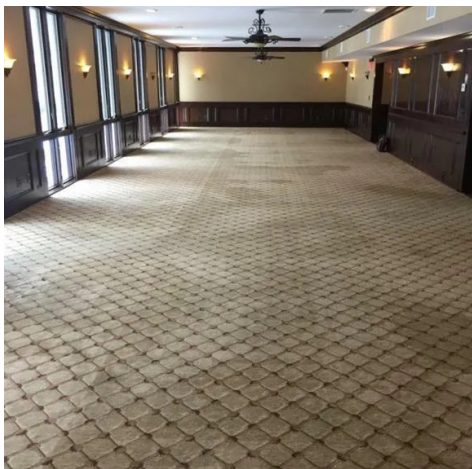
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ADDITIONAL PHOTOS



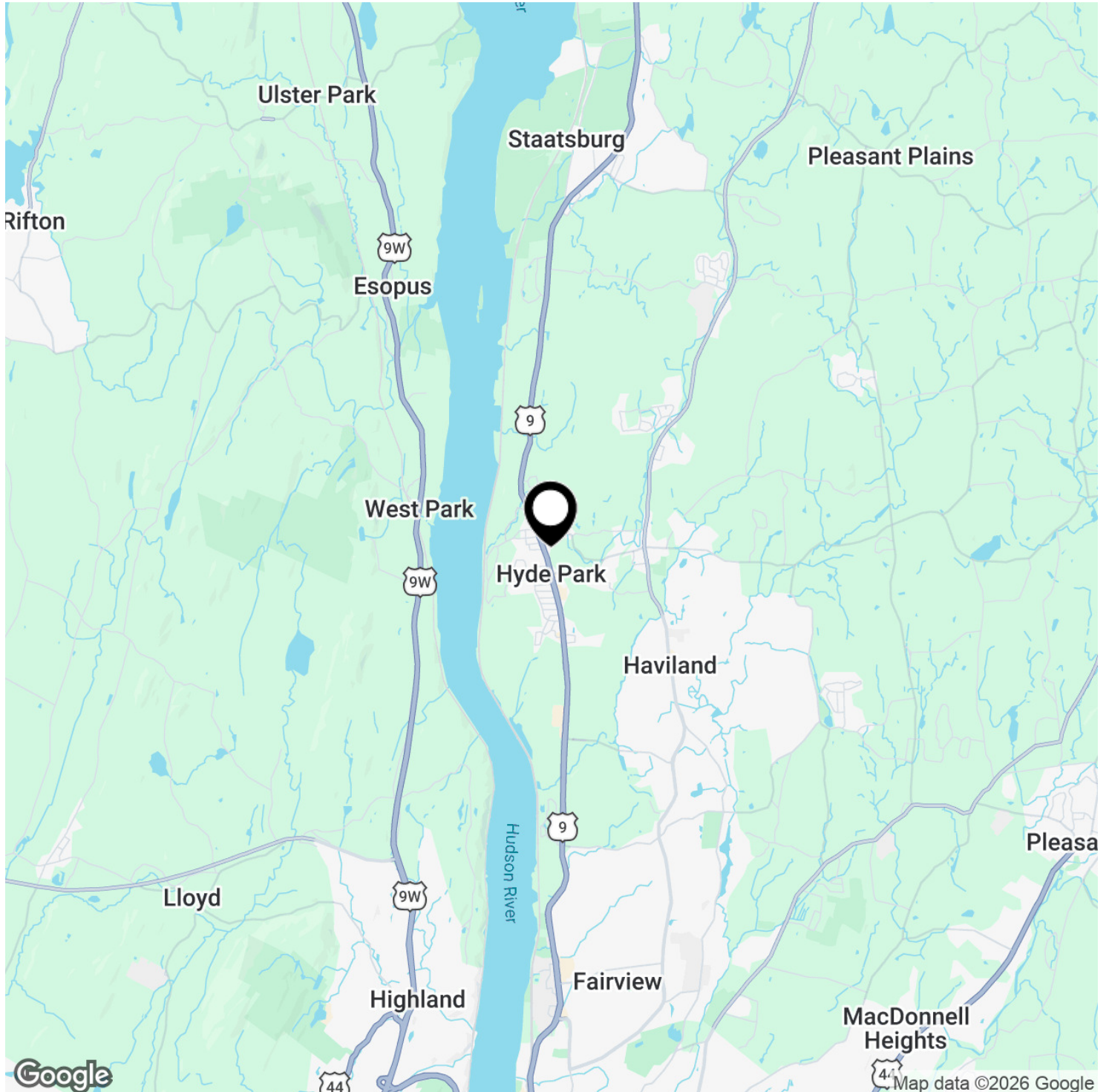
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LOCATION MAP



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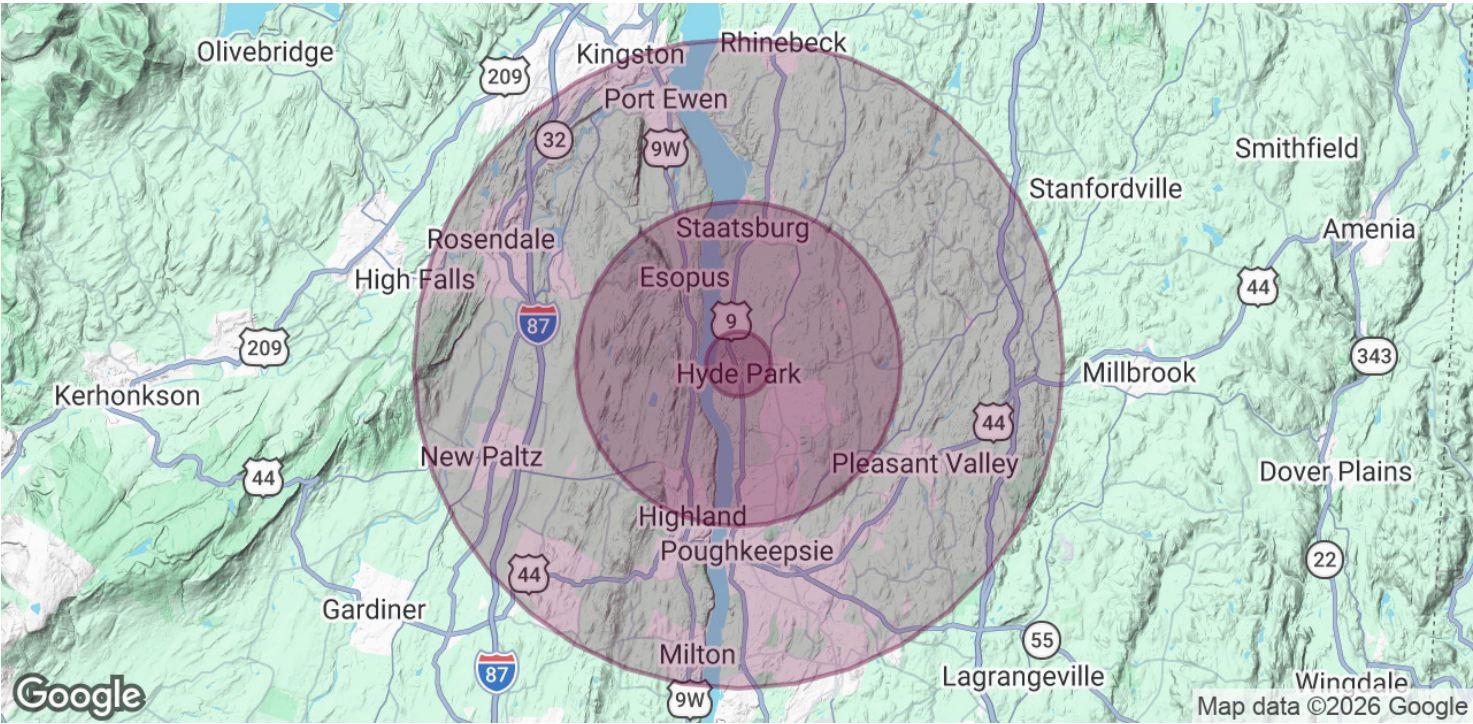
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,739	34,842	162,762
Average Age	47	40.9	42.3
Average Age (Male)	43.6	38.6	41.4
Average Age (Female)	54.7	42.3	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	802	12,339	64,284
# of Persons per HH	2.2	2.8	2.5
Average HH Income	\$114,188	\$117,307	\$116,295
Average House Value	\$290,163	\$297,547	\$331,776

2023 American Community Survey (ACS)

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