

# RETAIL PROPERTY FOR SALE

48 ROUTE 6 YORKTOWN HEIGHTS, NY



- 20,000+ DAILY TRAFFIC COUNT
- FLOOR TO CEILING WINDOWS WITH TONS OF NATURAL LIGHT
- HIGH/VAULTED CEILINGS IN SOME UNITS
- EASILY ACCESSIBLE FROM TACONIC STATE PARKWAY, SOMERS, YORKTOWN AND MAHOPAC

- TOTAL SIZE 10,757 SF
- ADA COMPLIANT
- 68 PARKING SPACES
- 24 HOUR SECURITY SYSTEM
- BUILT IN 1990
- ZONING NS

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10 McMahon Place Mahopac, NY 10541



**COLDWELL BANKER REALTY**



**Suite 101 A: (1,835 sf) Vacant - \$45,876 annually | \$3,823/mo**  
Pro forma @ \$22/sf + \$3/sq CAM (\$25/sf total)

**Suite 101 B: (1,124sf) AllState- \$28,092 annually | \$2,341/mo**  
2 year lease with 3% increase. Lease start date 2/15/26. 2 year option to renew.

**Suite 102: (1,802 sf) Vacant- \$45,192 annually | \$3,766/mo**  
Pro forma @ \$22/sf + \$3/sq CAM (\$25/sf total)

**Suite 103: (2,307 sf) Vacant- \$47,672 annually | \$4,806/mo**  
Pro forma @ \$22/sf + \$3/sq CAM (\$25/sf total)

**Suite 104: (1,409sf) Soaring Eagle PT - \$60,000 annually | \$5,000/mo**  
MTM Lease. Will sign lease if requested

**Suite 105: (740 sf) : Leasing space from Soaring Eagle PT**

**Downstairs Garage: \$7,800 annually | \$650/mo**  
MTM Lease. Will sign lease if requested

**Proforma Gross Operating Income: \$ 234,632**  
Actual annual Income: \$95,892

## 2025 ANNUAL EXPENSES

**Landscaping & Lawn Care (Bartollini). \$9,344.82**

**Snow Removal (Bartollini). \$13,395.18**

**Heating & Fuel & Boiler Report/maintenance(Action Fuel). \$9,125.86**

**Cleaning Services (IMS). \$10,141.68**

**Air Conditioning & Heating Repairs (ABM, Sunshine, Carl). \$9,317.17**

**Repairs & Maintenance (Painting, automatic doors, Mahopac glass, etc.). \$7,044.38**

**Security Services & Fire Control Permit (open systems, fire control company). \$1,994.40**

**Water Monitoring System (Cemco) \$13,360.68**

**Telephone System (Verizon). \$340**

**Taxes: \$58,000**

**Insurance \$5,083.80**

**Expenses: \$137,145**

**Proforma NOI: \$107,653**

(Based off of \$22/sf + \$3 CAM occupancy. Market for medical space can go upwards of \$32/sf in the area.)

### **Zoning NS Principle Uses:**

**A. Retail stores.**

**B. Personal service establishments.**

**C. Restaurants, excluding fast-food establishments and drive-in or curbside service.**

**D. Banks.**

**E. Medical, dental, veterinary, professional and business offices.**

**F. Child/adult day-care facilities.**

**G. Residential apartments over stores.**

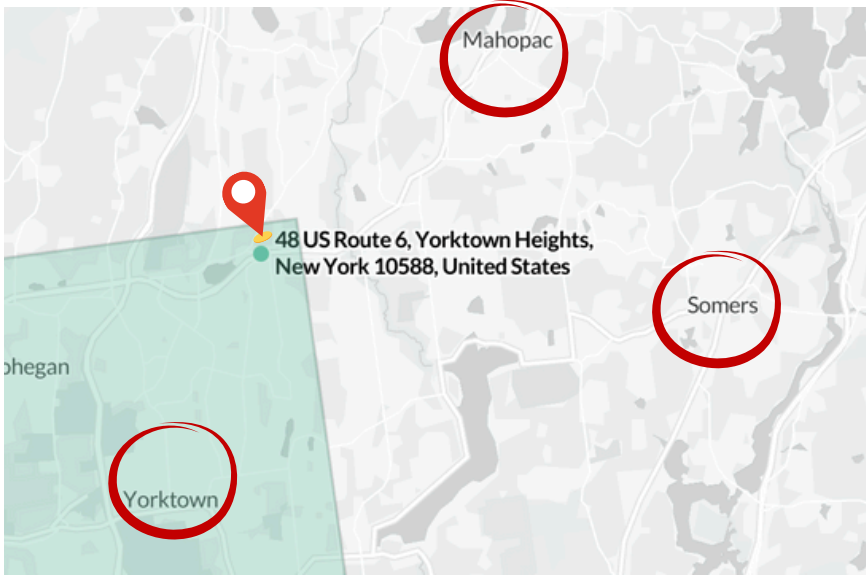
**H. Any other nonresidential use as permitted and regulated in a Residence R40 District.**

**I. Mixed commercial and affordable residential development projects, where commercial space and residential units may be located in separate buildings, subject to compliance with the provisions of § 170-20.4C.**

**J. Municipal facilities.**



## Location & Demographics



## Property Specs

- Medical /Office Building
- Private Parking lot (68 spots)
- 4 Tenant Building
- Lot Size 1.64 Acres
- Zoning Code NS
- Borders Yorktown, Somers, Mahopac (Hamlet of Carmel)

### Yorktown town, Westchester County, NY

County Subdivision in: [Westchester County, NY, New York, United States](#)

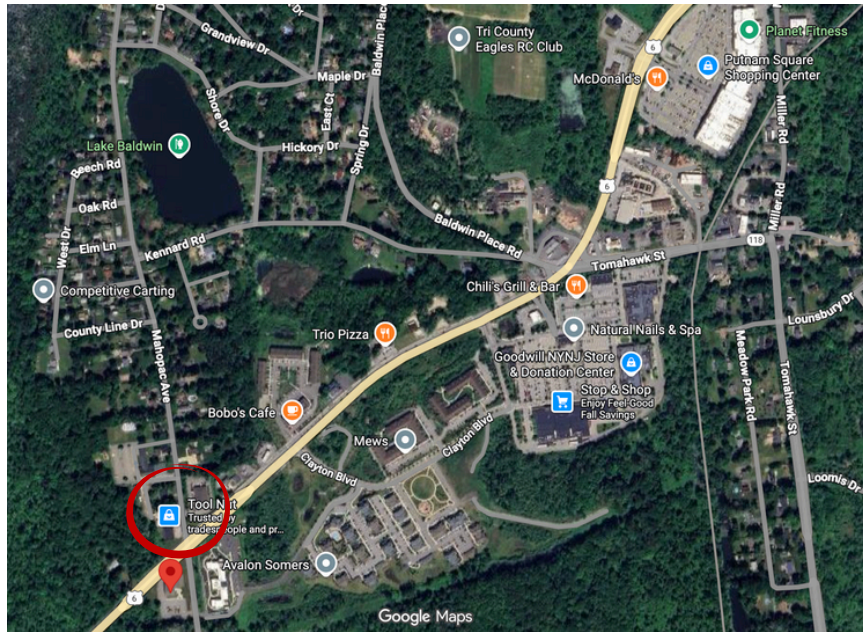
**35,969**

Population

**36.8** square miles

**978.5** people per square mile

Census data: ACS 2023 5-year unless noted



### Somers town, Westchester County, NY

County Subdivision in: [Westchester County, NY, New York, United States](#)

**21,275**

Population

**29.8** square miles

**714.1** people per square mile

Census data: ACS 2023 5-year unless noted

### Carmel town, Putnam County, NY

County Subdivision in: [Putnam County, NY, New York, United States](#)

**33,761**

Population

**35.9** square miles

**940.8** people per square mile

Census data: ACS 2023 5-year unless noted

#### NEAR BY TENANTS

- Avalon Somers .3 miles
- Bobos Cafe .3 miles
- Chilis .9 miles
- Stop n Shop .8 miles
- McDonalds 1.1 miles

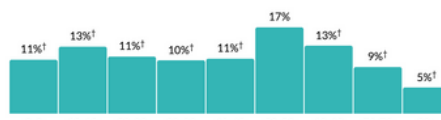
Age

**44.4**

Median age

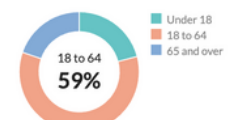
about 10 percent higher than the figure in Westchester County: 41.5  
about 10 percent higher than the figure in New York: 39.6

Population by age range



Show data / Embed

Population by age category



Show data / Embed

## Get in Touch

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