



# CHRISTIE'S

INTERNATIONAL REAL ESTATE

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WESTCHESTER | HUDSON VALLEY

COMMERCIAL DIVISION

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## 257 Saw Mill River Road

Elmsford, NY 10523



4,000 Square Feet of Flex Space Available in Elmsford, NY



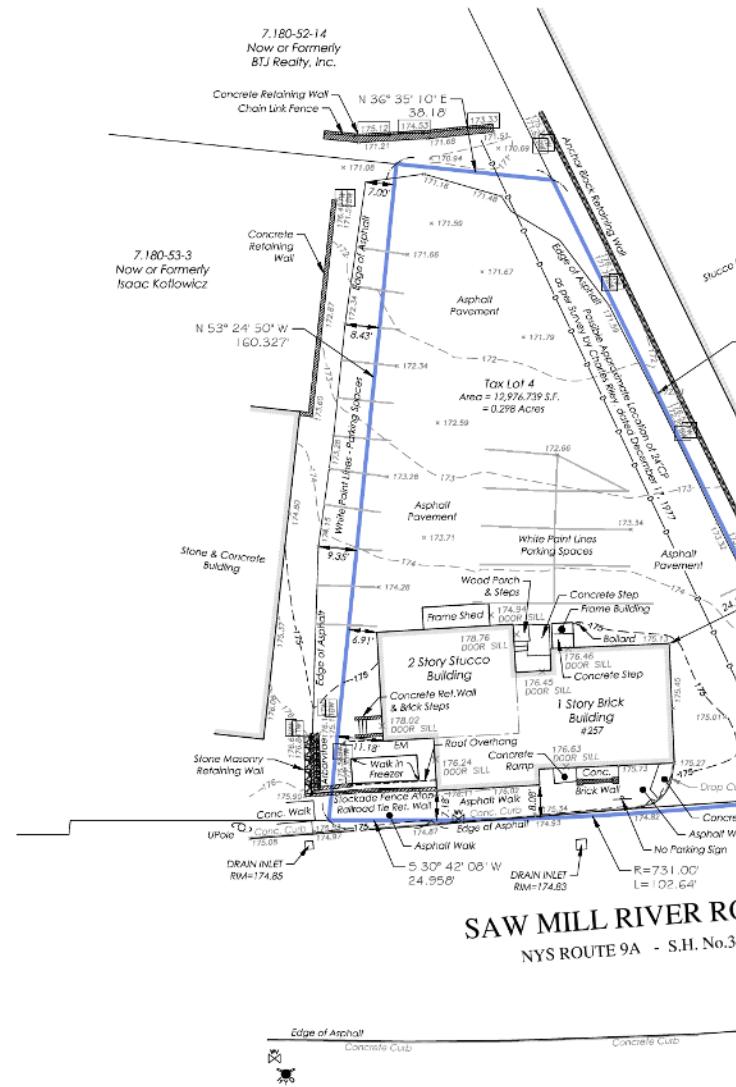
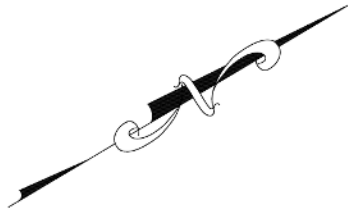
**Short Term Parking / 12,000 Square Feet**

## About This Property

Discover the exceptional potential of this prime parking property along 9A in Elmsford! This location boasts a sprawling 12,000 square feet of available parking space. The existing building is scheduled for demolition within the next 12 months, offering a clean slate for your vision. Zoned as LI (Light Industrial), the property allows for a diverse range of uses, including offices, manufacturing facilities, storage and warehouses, and auto-related businesses. Take advantage of this versatile zoning to create a thriving business hub. Don't miss your chance to secure this outstanding property with boundless possibilities.



# Topographic Survey - 257 Saw Mill River Road



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 ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR  
 ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
 IS A VIOLATION OF APPLICABLE LAWS.



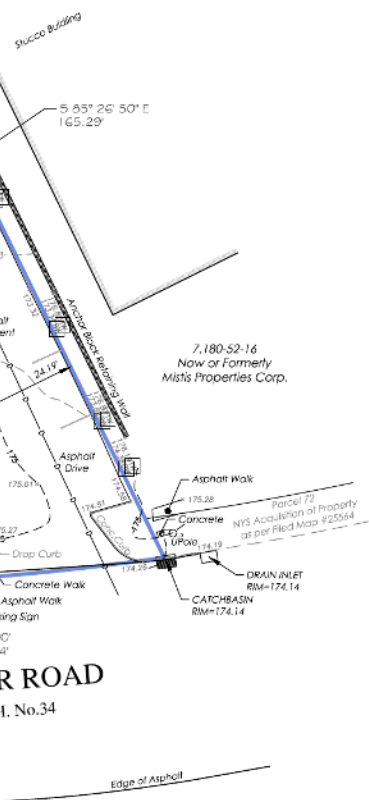
**TC MERRITTS LAND SURVEYORS**  
 394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
 (914) 769-8003 • survey@tcmeritts.com



Surveyed: March 6, 2023  
 Map Prepared: March 10, 2023

By: *Daniel T. Merritts*  
 New York State Licensed Land Surveyor No. 050604





Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

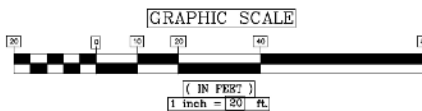
Surveyed in accordance with Deed Control Number 452550159.

Premises shown hereon designated on the Town of Greenburgh Tax Maps as: Section 7.180, Block 53, Lot 4.

Property Address: 257 Saw Mill River Road  
Elmsford, NY 10523

**TOPOGRAPHIC SURVEY  
PREPARED FOR  
MISTIS PROPERTIES**  
SITUATE IN THE  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'



Project: 23-061	Reference: NA
Field Survey By: ANICTW	Drawn By: CP
Project Manager: DA	Checked By: DA



257 Saw Mill River Road, Elmsford, NY 10523	
<b>Property facts</b>	
Rental Rate	\$12.00 / square foot / year
Property Type	Retail
Property Subtype	Bar
Gross Leasable Area	4,805 square feet
Year Built	1940
Parking Ratio	2.08 / 1,000 square feet

# Highlights

- Prime Parking Place
- Various Zoning Uses
- Future Development Opportunity
- 12,000 square feet
- 4,000 square feet of flex space available

<b>Space Availability</b>	
<b>1st Floor   4,000 Square Feet</b>	
<b>Term</b>	<b>Negotiable</b>
<b>Rental Rate</b>	<b>\$12.00 / square foot / year</b>
<b>Rent Type</b>	<b>Modified Gross</b>
<b>Space Use</b>	<b>Flex</b>
<b>Availability</b>	<b>Now</b>





Road House  
THEATRE

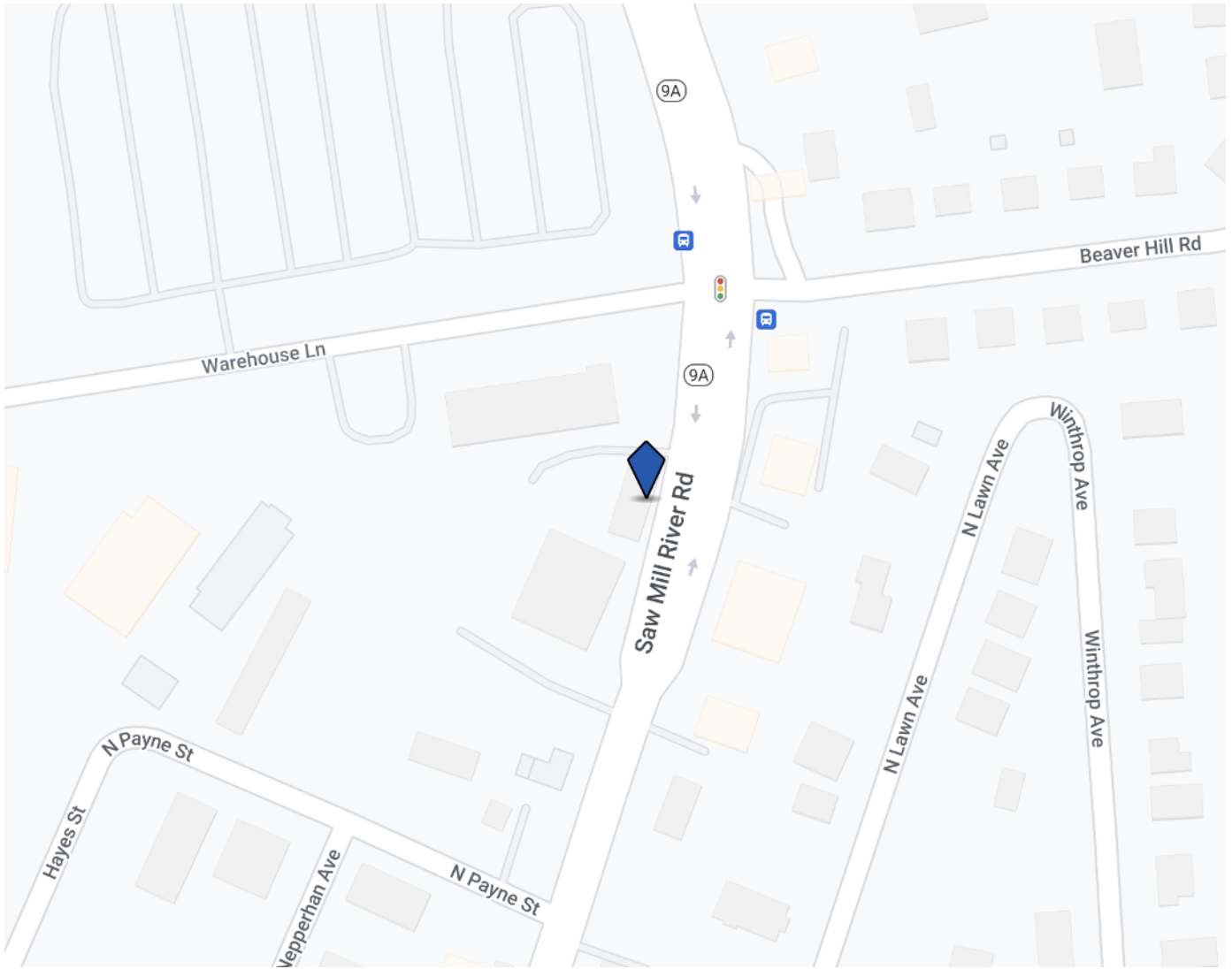
BUD LIGHT











# Town of Greenburgh Zoning Codes

## □ § 285-32 LI Light Industrial District.

**A.** Permitted uses. No building or premises shall be used and no building shall be erected, altered or added to, unless otherwise provided in this chapter, except for the following uses:

**(1)** Principal uses.

- (a)** Any principal uses permitted in § 285-25 herein.
- (b)** Light manufacturing, processing and assembly activities, provided that such activities are so designed, constructed and enclosed that there will be no observable external evidence thereof, other than loading and unloading functions which shall be fully screened from all adjacent residential areas. Industrial uses involving primary production from raw materials, such as but not limited to asphalt, cement, charcoal, fuel briquettes, chemicals and related products which may be dangerous or offensive or create nuisances; and processes, whether or not related to such production, including but not limited to nitrating, milling reduction, refining, melting, alloying and distillation, shall be prohibited.
- (c)** Wholesale, indoor storage and warehousing establishments, but excluding the storage of coal, coke and fuel oil.
- (d)** Lumber and building equipment sales, indoor storage and service.
- (e)** Veterinary hospitals, subject to the applicable provisions of § 285-28A(2) of this chapter.
- (f)** Motor vehicle sales and accessory motor vehicle repair facility in the rear or side thereof.
- (g)** Printing plants.
- (h)** Business or vocational schools.

**(i)** Any of the following uses, provided that none shall be designed, used or operated as to be offensive by reason of noise, gases, fumes, smoke, odors, dust, vibrations or effluents:

- [1]** Experimental laboratory, cold storage plant, ice plant or bakery.
- [2]** Motor vehicle storage, including indoor or outdoor storage of motor vehicles for sale or hire. A landscaped evergreen buffer of five feet shall surround the storage area.
- [3]** Public garage or motor vehicle repair shop, provided that all work is done indoors.
- [4]** Laundry or dry-cleaning plant.
- [5]** Car washing establishment.
- [6]** Gasoline station, provided that such gasoline station is not located within 1,000 feet of another gasoline station or within 200 feet of any school, church, hospital or other place of public assembly.

**(j)** Electric substations, public utility business offices, storage yards, garages.

**(k)** Funeral homes.

**(l)** Fully enclosed commercial recreation facilities.  
[Amended 10-23-2019 by L.L. No. 2-2022]

**(m)** Self-storage.  
[Added 10-25-2017 by L.L. No. 5-2017]

**(2)** Special permit uses.

[Added 1-20-2001 by L.L. No. 1-2001<sup>[1]</sup>]

**(a)** Adult establishments, upon issuance of a special permit by the Town Board, subject to the conditions set forth in § 285-36R.

**(b)** Clinic, dental or medical, pursuant to the procedures and standards set forth in § 285-25A(4)(j) of this chapter.  
[Added 8-17-2005 by L.L. No. 3-2005]

[1] *Editor's Note: This local law also renumbered former Subsection A(2), Accessory uses, as Subsection A(3).*

**(3)** Accessory uses.

**(a)** Off-street parking and loading.

**(b)** Indoor or outdoor storage facilities, including the outdoor storage of equipment or materials, provided that such outdoor storage shall be at least 25 feet from any lot line, not more than six feet in height and suitably screened by a fence or other suitable means of at least six feet in height.

**(c)** Accessory signs, subject to the applicable provisions of the Sign and Illumination Law of the Town of Greenburgh.<sup>[2]</sup>  
[2] *Editor's Note: See Ch. 240, Sign and Illumination Law.*

**(d)** Other customary accessory uses incidental to the principal uses on the site.

**(e)** Antennas, subject to the conditions set forth in § 285-37 of this chapter.  
[Added 11-14-1984; amended 8-13-1996 by L.L. No. 7-1996; 4-29-1997 by L.L. No. 6-1997]

**(f)** Battery Energy Storage Systems, subject to conditions set forth in § 285-37.1 of this chapter.  
[Added 8-11-2021 by L.L. No. 5-2021]







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