

An aerial photograph of a large, white, multi-story estate with a grey roof, surrounded by dense green trees. In the foreground, there is a tennis court with blue and green surfaces. In the background, a city skyline is visible through the trees.

Colliers

# 86 Dromore Road

## Scarsdale, NY 10583

Offering Memorandum

Presented By: Robert Lella & Craig Ruoff

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# 86 Dromore Road, Scarsdale, NY

## Executive Summary

Colliers is pleased to present the **first and only opportunity** to purchase 86 Dromore Road in Scarsdale, NY.

As exclusive agent, Colliers International is pleased to present the rare opportunity to purchase +/-6.77 acres located at 86 Dromore Road in Scarsdale in Westchester County, New York.

The subject property is comprised of one tax parcel which includes a total of +/-15,752 square feet of improvements. The property directly abuts the picturesque Greenburgh Nature Center, a 33-acre nature preserve.

Ideally situated, the site is zoned R-20 which, through as-of-right or through special exception, allows for a myriad of opportunities, including a single-family residential development, school, places of religious worship, private club, or recreational facility.

Located 30 miles North of Manhattan, directly off Central Park Avenue (Route 100), and less than a five-minute drive from the Bronx River Parkway and the Scarsdale Train Station.

## Investment Highlights

- First time to market – This property has been owned by the Blessed Sacrament Monastery.
- Rare opportunity for a purchaser to acquire a prime site with substantial development potential.
- The prime location and in-place infrastructure at this site presents an exceptional opportunity for an owner/user.
- The property will be delivered vacant.
- The main building is well maintained with HVAC, elevator and generator.

## Property Specifications

### Property Address:

86 Dromore Road  
Scarsdale, NY

### Lot Size:

6.77 Acres

### Total Building Area:

15,752 SF

### Zoning:

R-20; CD Overlay



**Greenburg Nature Center**

**Greenburgh Nature Center**

**Dromore Rd**

**Subject Property**

**Edgemont High School**

**Collinack Trl**

**ville  
ery**





# 86 Dromore Road, Scarsdale, NY

## Property Overview

### The Property

The entire property is identified on the assessment records as Block 346, Lot 10. The 6.77 acres is currently used as a convent with 3 buildings totaling approximately 15,752 square feet. The Town of Greenburgh is the local municipality with zoning authority.

### Tax Parcel

8.471-346-10 (Section 8, Plate 471, Block 346, Lot 10)

### Superior Location

The Property, situated on Dromore Road in the Town of Greenburgh is bordered by the Greenburgh Nature Center and Edgemont High School. Located in Edgemont Union Free School District, which is consistently one of the top school districts in New York and nationally.

This offering represents a chance for a buyer to take fee simple ownership of a significant parcel of land in a market with limited availability of large parcels and known for having some of the highest household incomes in the Nation.

### Highly Affluent Community

The subject property is located in one of the most affluent Villages in the Hudson Valley, with a school system in high demand, and home pricing at the top of the market. Westchester County is the second most affluent county in New York, behind Manhattan and among the top 50 most affluent counties in the United States. Average home value within a 1-mile radius of \$1,240,572.

### Site Description

The property is picturesque with a combination of meticulous landscaping and woods with a variety of mature trees.

### Zoning

The property is zoned R-20 (Half-Acre One-Family Residence District) with a CD (Conservation District) Overlay.

### Utilities

The property is connected to sewer and water lines from the Town of Greenburgh and has its own utility distribution system for electric, water, and sewer.

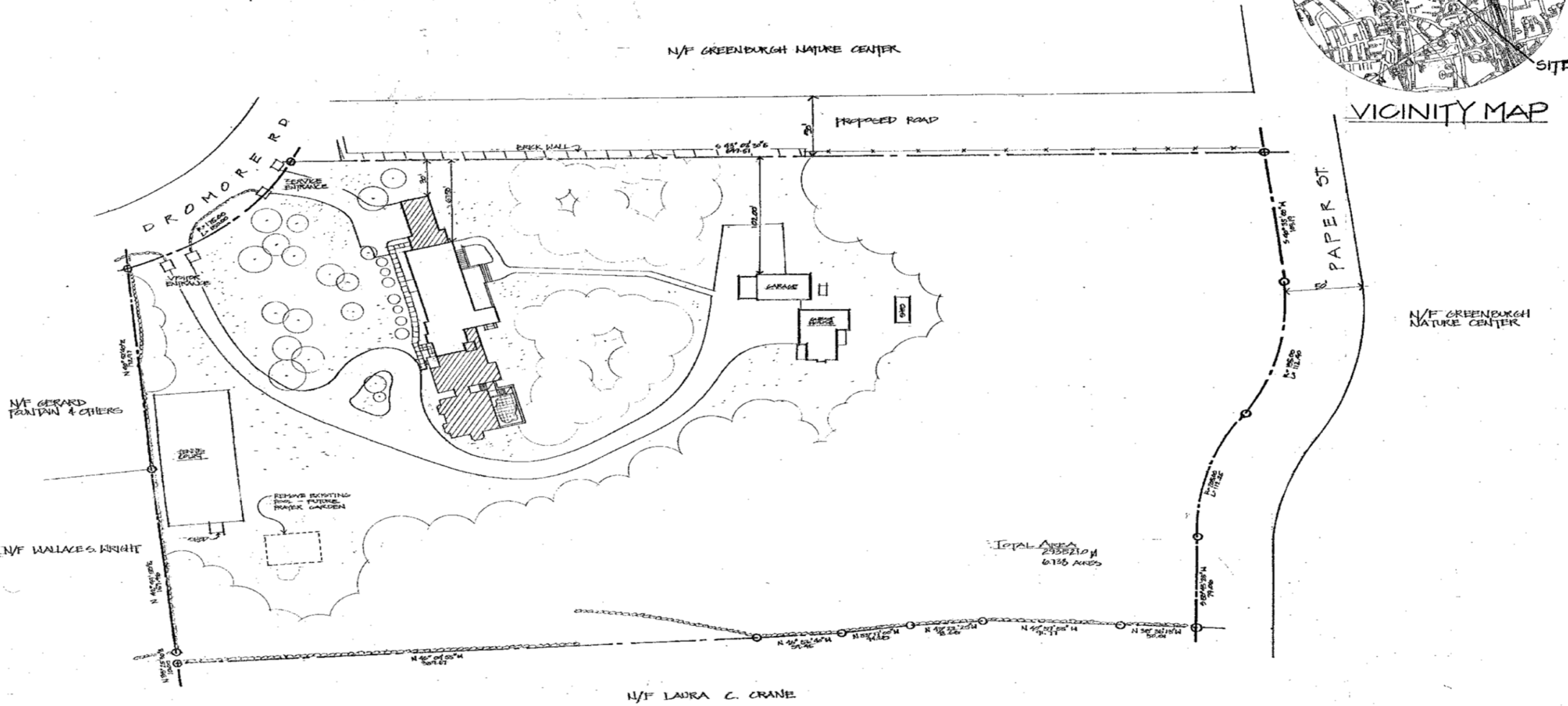


# Property Overview | Exterior Images





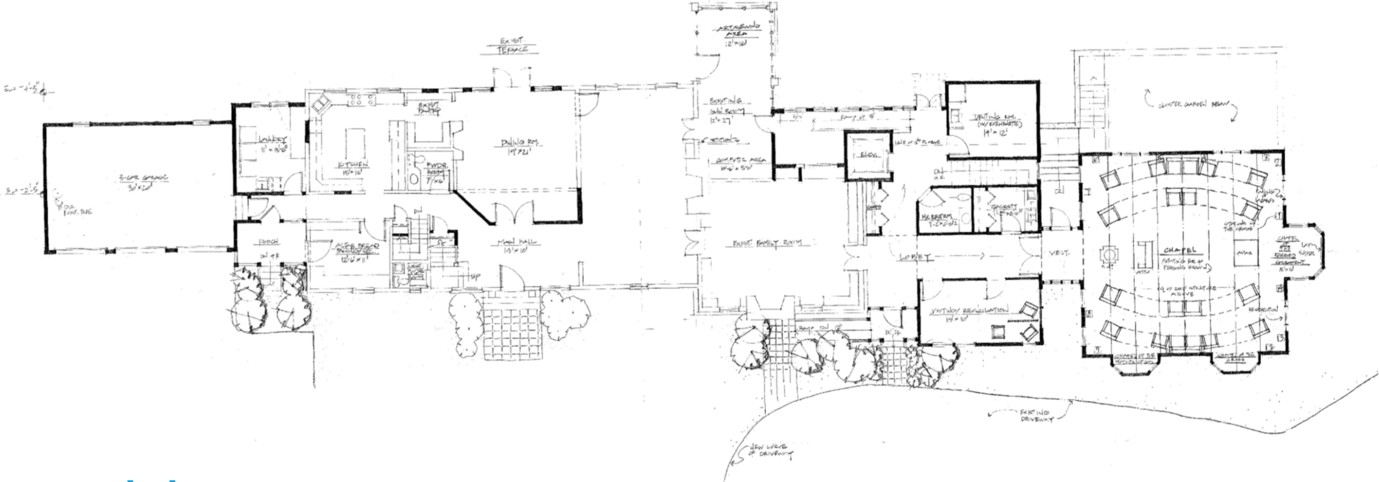
# Property Overview | Vicinity Map



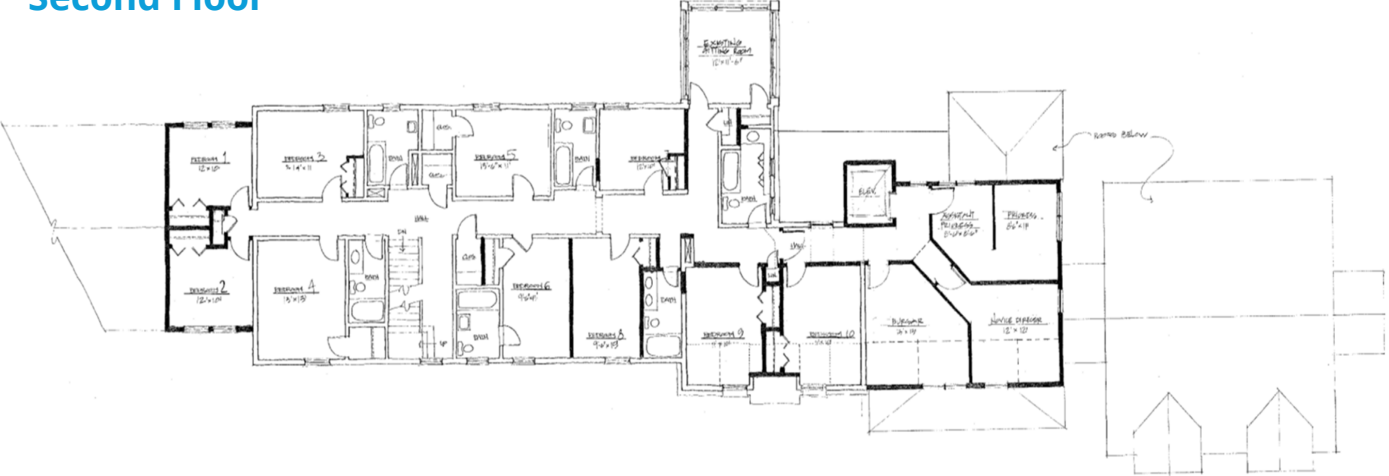


# Property Overview | Floor Plans

## First Floor



## Second Floor





# Property Overview | Zoning Summary

## Town of Greenburgh

Zoning	R-20; Conservation District Overlay
As of Right Permitted Uses	One-Family Residence District. A single detached dwelling not to exceed one dwelling per lot.
As Is Minimum Lot Size	One half (1/2) Acre
Minimum Square Required on Lot (feet)	One hundred twenty (120)
Maximum Height	2 ½ stories; not to exceed 30 feet
Setbacks	Front: 30 feet One side: 38 feet Two sides: 40 feet Rear: 32 feet
Max Lot Coverage	Principal building: 18% Accessory building(s): 4.5% All buildings: 22.5% Impervious surfaces: 29%
FAR	0.56
Buildable (SF)	161,183 SF





# Property Overview | Zoning Summary

## § 285-12. R-20 One-Family Residence District

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**A. Principle Uses.** The following uses are permitted uses in an R-20 District:

- (1) One-family detached dwellings not to exceed one dwelling per lot.
- (2) Public parks, playgrounds or similar recreational areas, owned or operated by a governmental authority
- (3) Firehouses, police stations or other public safety uses owned or operated by the Town of Greenburgh, Westchester County, or by any other governmental authority.
- (4) Other municipal buildings or uses operated by the Town of Greenburgh.
- (5) Places of religious worship, including part-time religious schools and parish houses, convents, monasteries, rectories or parsonages
- (6) Regularly organized elementary or secondary schools having a curriculum approved by the Board of Regents of the State of New York

**B. Special Permit Uses.** The following uses are permitted uses in an R-20 District:

- (1) Private clubs or social clubs operated by nonprofit membership corporations exclusively for members and their guests, including ice-skating, tennis, swimming and similar facilities
- (2) Private, religious or sectarian schools accredited by the New York State Board of Regents, providing sleeping quarters
- (3) Privately operated nursery schools, licensed or authorized by the Department of Education of the State of New York
- (4) Roomers and boarders
- (5) Commercial riding establishments, including stables and other accessory uses
- (6) Private seasonal camps, including swimming, tennis and other recreational facilities

## **§ 285-9. Conservation District (CD) Zone** **Town Of Greenburgh Zoning Ordinances**



# 86 Dromore Road, Scarsdale, NY

## Market Overview

### Town of Greenburgh

86 Dromore Road is located in the high-end community of Greenburgh, NY. Greenburgh is known as an affluent suburb in Westchester County, and consistently places high in various wealth rankings. The area also features several country clubs, parks, shopping and fine dining, all within 30 miles of New York City.

### Educational Facilities

The Edgemont Union Free School District has consistently received high rankings in both New York State and nationally. In 2015, Edgemont School District was selected by Niche Magazine as the #1 Public School District in America.

### Municipal Services

Police, fire protection, water, sanitation, snow removal and street maintenance services are provided by the Town of Greenburgh, and all charges are incorporated in the Town tax.



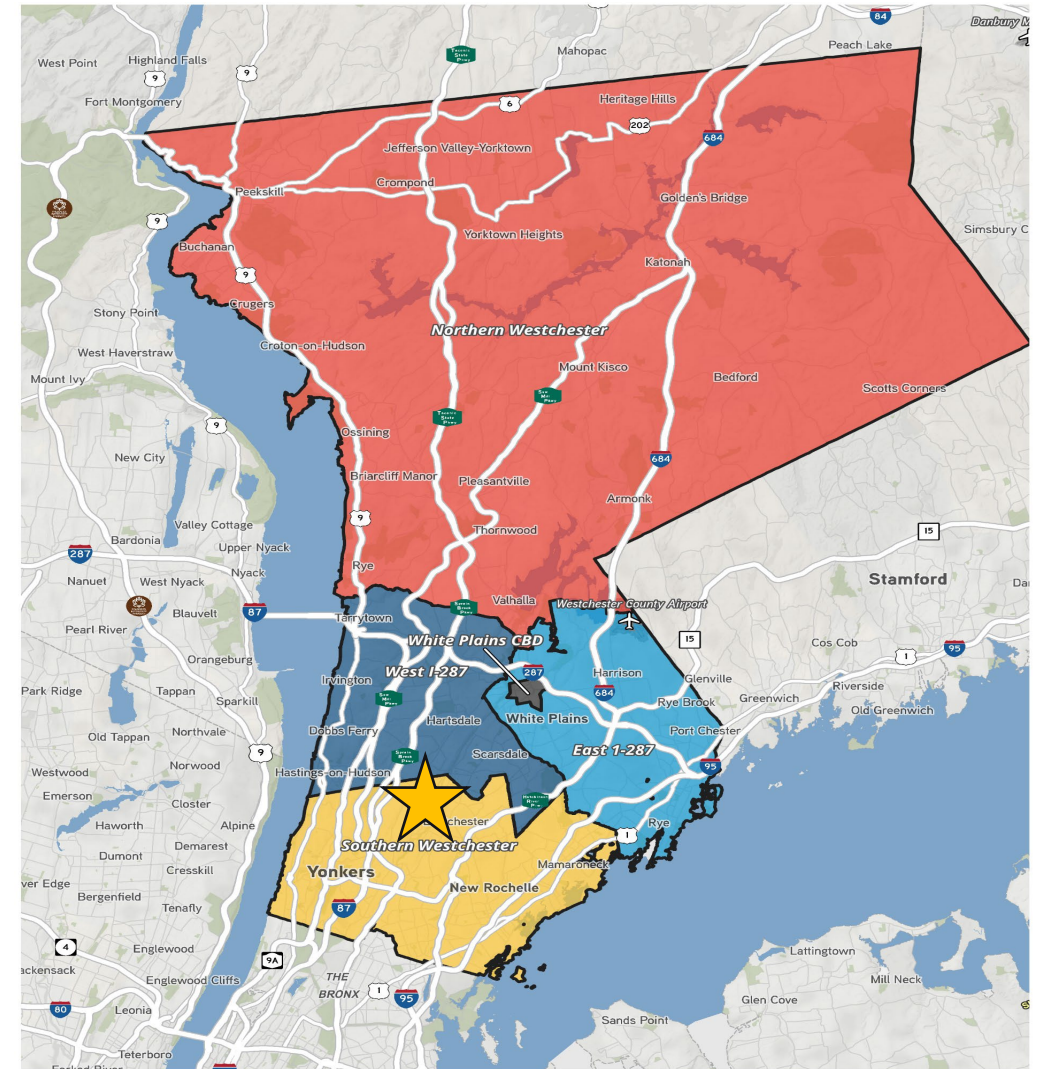


# Market Overview | Westchester County

Westchester County is an area in the Hudson Valley north of New York City, with miles of waterfront along Long Island and the Hudson river. It shares a border with Fairfield County, CT to the East, the Bronx to the South and Putnam County to the North.

Westchester is one of the most populated counties in the state after NYC and its boroughs.

Situated in the Southern portion of Westchester County, the property boasts easy access to the area's major metropolitan centers such as New York City and White Plains, as well as the county's numerous amenities. 86 Dromore Road benefits from its superior location to mass transit and major highways.





# Market Overview | Demographics: Radius, County & State Information

Local Demographics	1 Mile Ring	3 Mile Ring	Westchester County	State of New York
<b>Population Overview</b>				
Total Population	8,657	115,993	950,859	19,625,500
Total Households	3,048	43,005	348,721	7,482,516
<b>Household Value</b>				
Median Home Value	\$1,193,020	\$715,331	\$619,656	\$380,078
Average Home Value	\$1,240,572	\$869,591	\$774,785	\$517,498
<b>Income Overview</b>				
Per Capita Income	\$101,575	\$75,331	\$58,178	\$40,452
Household Income: Median	\$200,001	\$139,823	\$104,243	\$72,042
Household Income: Average	\$287,421	\$202,092	\$158,337	\$105,784





# Disclaimer

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Seller will be responsible for any commission due to Broker in connection with a sale of the Property. Any Buyer’s Broker must provide a registration signed by the recipient acknowledging said Broker’s authority to act on its behalf. If a cooperating broker procures the eventual purchaser, agent agrees to a commission split pursuant to the terms of a separate agreement. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white-bordered rectangle. Below the text are three horizontal bars in red, yellow, and blue from top to bottom.

## Contact Information

For more information on this property or to arrange a property tour, please contact Robert Lella or Craig Ruoff of Colliers International.

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**Robert Lella**

Licensed Salesperson  
Managing Director  
Tri-State  
+1 203 961 6560  
[Robert.Lella@colliers.com](mailto:Robert.Lella@colliers.com)

**Craig Ruoff**

Licensed Salesperson  
Executive Managing Director  
Tri-State  
+1 914 441 7688  
[Craig.Ruoff@colliers.com](mailto:Craig.Ruoff@colliers.com)

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