

FOR SALE

7 E Main Street

Mount Kisco, NY 10549



HOULIHAN LAWRENCE
COMMERCIAL



7
E MAIN STREET

EXECUTIVE SUMMARY



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ASKING: \$2,650,000

TOTAL SF: 7,486

Rare chance to own a three-story, 7,486 SF retail building in the heart of Mount Kisco's bustling shopping district. Longtime retail location with a strong customer base – directly across from the Metro-North Harlem Line station with excellent visibility and traffic (over 15,000 cars daily). This is an exceptional opportunity for investors or owner-users looking for a prime retail/commercial asset in one of Westchester's most active shopping hubs.

Zoned CB-1 allows for a diverse range of businesses such as retail, restaurants, offices, banks, fitness centers, personal services, and even residential units above stores. This zoning designation promotes mixed-use development and vibrant commercial areas.

This location offers convenience with direct access to Metro-North train station, high visibility with 15,247 cars passing by daily, and a prime spot surrounded by national and local retailers. Property is next to the largest commuter lot in town and parking is free for the weekend.



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**Prime Retail / Commercial
Opportunity**

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PROPERTY FEATURES

Location	7 East Main Street, Mount Kisco, NY
Sale Price	\$2,650,000
Taxes	\$44,747
Zoning	CB-1
Building Type	★★★★★ Retail
Building Height	3 Stories
Gross Building Area	7,486 SF
2 Levels of Shop / Storage	3,582 SF
2 Levels of Retail	3,904 SF
Upgrades & Features:	
	Solar Panels (installed 2018, 16,000 kWh)
	Updated storefront with automatic door
	New windows, siding, insulation (2015)
	Central fire alarm system
	2 bathrooms: 1 w/ shower, 1 w/ 1/2 bath
Freight Elevator	1
Utilities	Municipal water/sewer, gas, 200AMP electric, forced hot air + 3 A/C units



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LOCATION FEATURES

7 E Main Street, Mount Kisco, NY 10549

In downtown Mount Kisco

Brief ride to Grand Central in Manhattan

1 hr ride

Walking distance to commuter rail

Convenient to Airports

Westchester County

12.7mi/19 min drive

New York Stewart International

41.1mi/70 min drive

Easy Access to Parkways & Interstate Highways

Walk Score®

Very Walkable (81)

Traffic Count

15,000 cars daily

Next to largest commuter lot on North Moger



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EXTERIOR



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INTERIOR



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INTERIOR



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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OneKey MLS

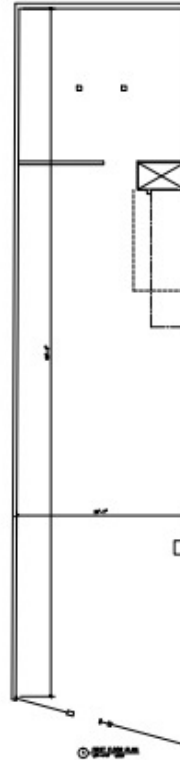
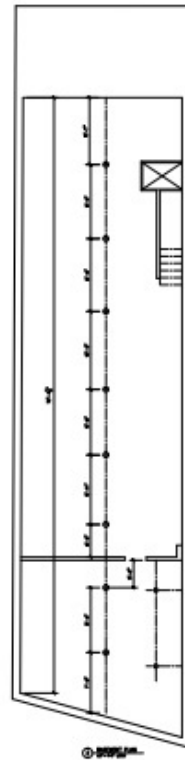
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FLOOR PLANS



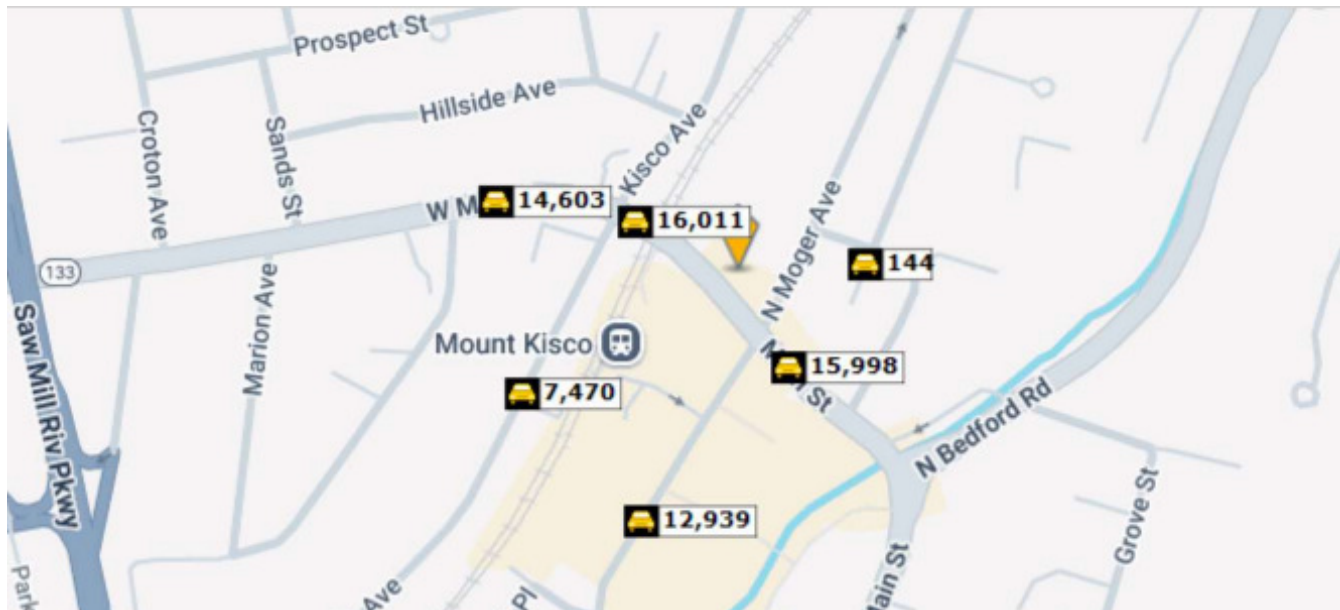
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		<p>VKS Architects Post Office 904 698 Katonah, NY 10526 914-232-9828 Fax: 914-232-9409 vks@vks.com</p>	<p>7 EAST MAIN STREET MOUNT KISCO NY 10549</p> <p>EXISTING FLOOR PLANS</p>	<p>JOB NO. 2023-003 DATE 8/14/2023 SCALE 1/8"=1'-0" DRAWN / CHECKED BY VKS</p>	<p>SHEET NO. E1 OF</p>
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E MAIN STREET

LOCAL TRAFFIC
INFORMATIONHOULIHAN LAWRENCE
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Main St	N Moger Ave	0.02 NW	2018	15,043	MPSI	.06
2	E Main St	N Moger Ave	0.02 NW	2024	15,998	MPSI	.06
3	East Main Street	N Moger Ave	0.02 NW	2025	15,890	MPSI	.06
4	E Main St	N Moger Ave	0.02 NW	2023	16,011	MPSI	.06
5	QUAKER PL from CARPENTER AVE to		0.00	2023	144	AADT	.07
6	Maple Avenue	Gatto Dr	0.12 SW	2025	7,470	MPSI	.14
7	West Main Street	S Croton Ave	0.02 W	2021	14,626	AADT	.14
8	W Main St	S Croton Ave	0.02 W	2023	14,989	MPSI	.14
9	NY 133	Manchester Dr	0.02 W	2024	14,603	MPSI	.14
10	Lexington Avenue	Sarles Ave	0.02 N	2025	12,939	MPSI	.15

Source: CoStar

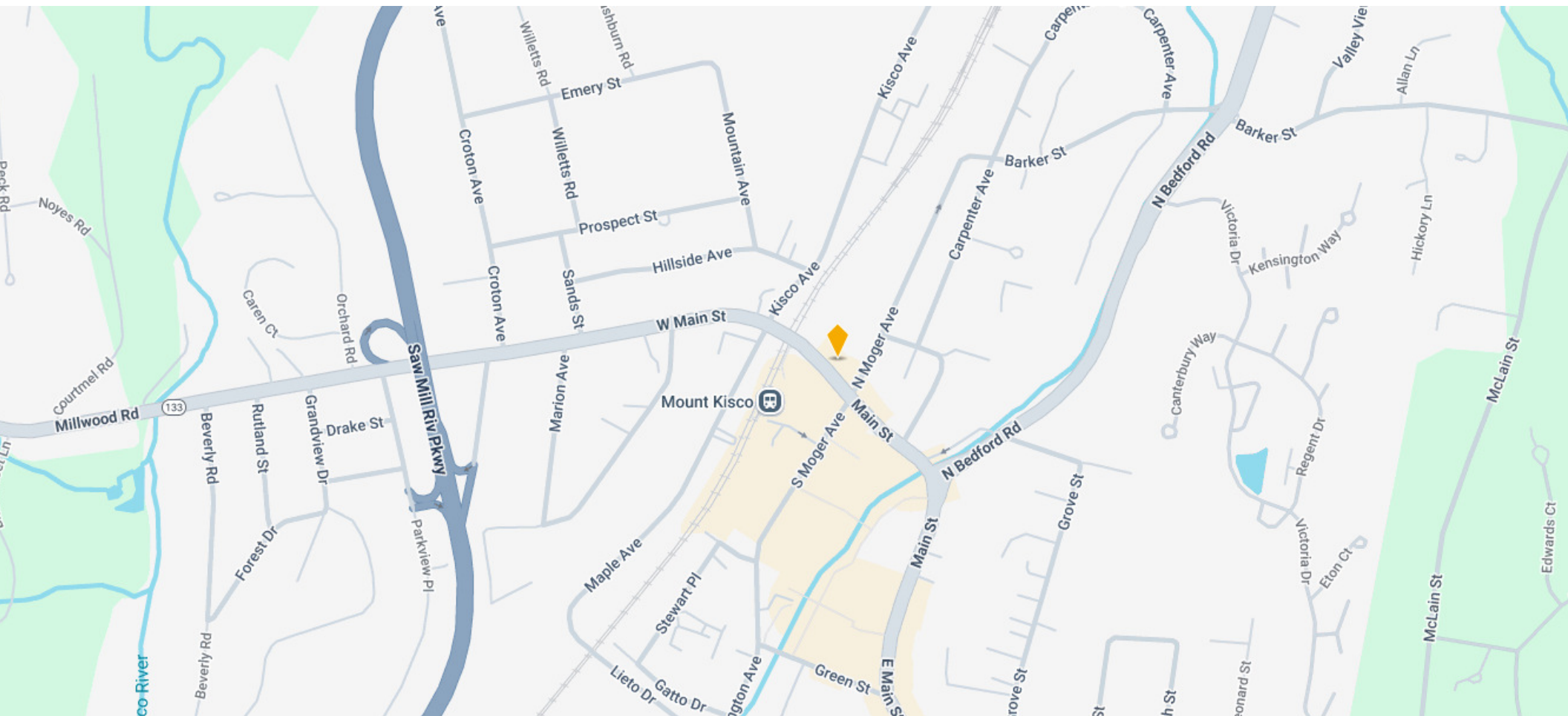
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E MAIN STREET

AERIAL MAP



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LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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