

FOR LEASE - PROFESSIONAL OFFICE

3 East Cross Street, Croton Falls, NY 10519

VERSATILE OFFICE SPACE - 500 SF

Professional
Space



PRESENTED BY

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HOULIHAN LAWRENCE
COMMERCIAL



3 East Cross Street (Rt. 22) Croton Falls, NY

Built in 1922, this historic property blends industrial-grade durability with creative adaptive reuse potential. Originally a rural feed store and John Deere outlet, it served as a robust forklift facility for over 75 years and now anchors a vibrant local artist community.

The studio, or office space for lease is conveniently located next to the train station in the heart of town. This prime location offers visibility for any business or professional. Below the space is a thriving gallery. The space provides a peaceful work environment. With a three-year lease option, this opportunity allows for a long-term stability and growth in a vibrant community.

VERSATILE STUDIO OR PROFESSIONAL OFFICE SPACE



HOULIHAN LAWRENCE
COMMERCIAL

ASKING RENT

\$1,800 /MONTH

500 SF | OWNER ON SITE

NEGOTIABLE TERM | IMMEDIATE OCCUPANCY

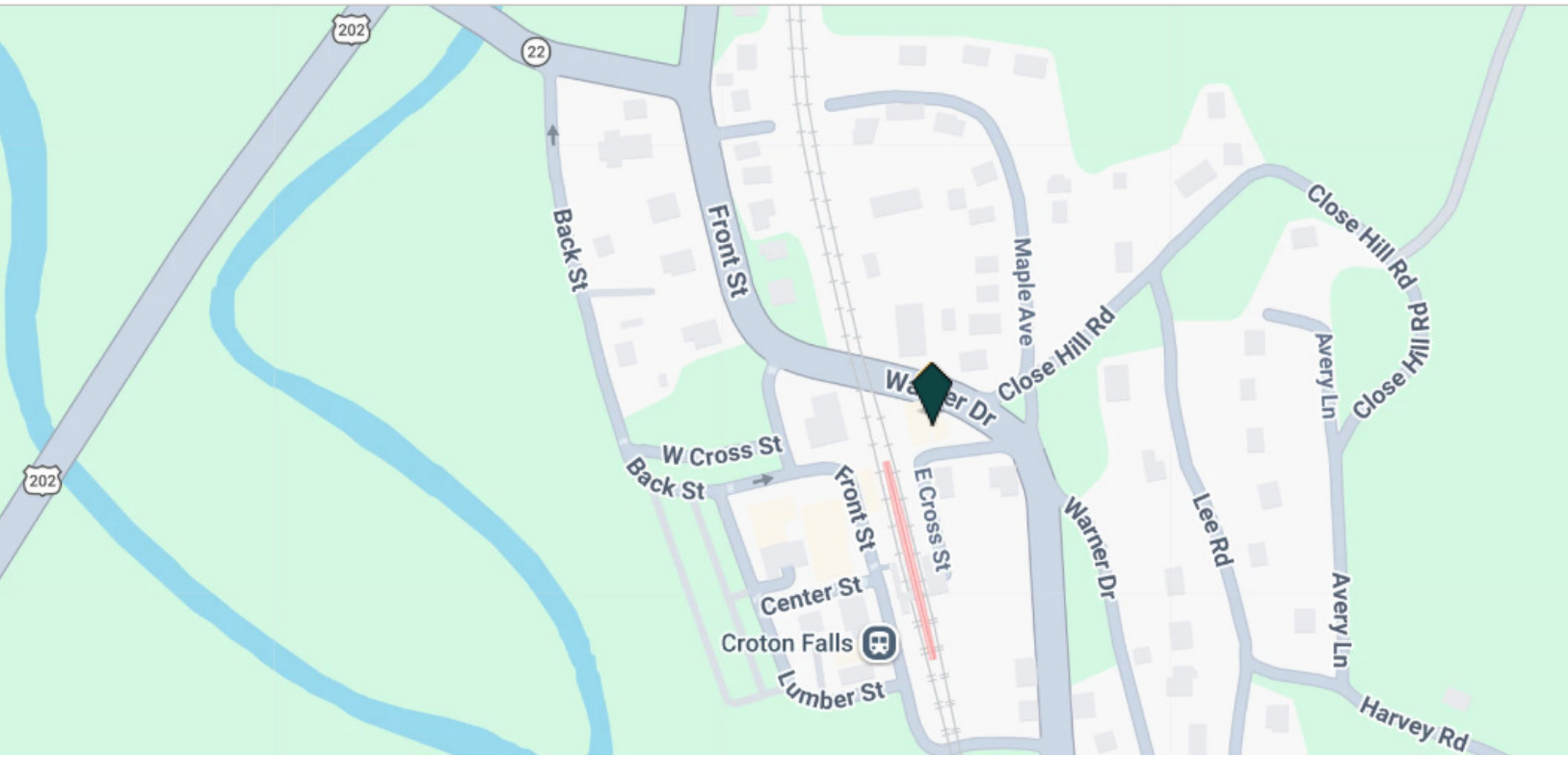
Join a vibrant community!

- 500 SF of recently renovated space
- Formally a Psychotherapy professional office
- Great windows with natural light
- Tall ceiling
- Parking included
- Heat and water included
- 240 Volt Electric
- Air conditioned
- Free wifi
- Immediate occupancy
- Owner on site
- Close proximity to train station
- Rent \$1,800 per month all-in









Croton Falls, *New York*

- Positioned directly next to the Croton Falls Metro-North Station (Harlem Line)
- Located immediately off Route 22, with access to Interstate 684 and the Saw Mill River Parkway, connecting the property to the rest of Westchester, Putnam County, and Connecticut.
- The immediate area is widely recognized for its artistic footprint
- The property is situated within the highly affluent town of North Salem, an area celebrated for its historic charm and nicknamed the "Billionaires' Dirt Road" due to its high concentration of wealthy residents, country estates, and equestrian farms.
- The local median household income is \$178,750, providing tremendous purchasing power to support upscale retail, fine dining, or premium commercial tenants.

This property occupies a prime spot in Croton Falls, a picturesque, historic hamlet nestled in the town of North Salem within northern Westchester County. The location offers an ideal balance of a pastoral community setting with excellent regional connectivity.