



AVAILABLE FOR SALE OR LEASE BY OWNER

**CALL FOR INQUIRIES:
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**114 SOUTH KENSICO AVENUE
WHITE PLAINS – NY**



THE BUILDING

114 South Kensico Avenue is a single story, commercial building centrally located in White Plains and now available for sale or lease for the first time in 20+ years. The building's proximity to major New York arteries enhances its perfect location. Additionally, it has high visibility from both I-287 and Westchester Avenue. Located on the corner of Kensico Avenue and Brockway Place it overlooks the Eastview Park, Stop and Shop, and Westchester Avenue. Cross Westchester Expressway (I-287) brings in more than 120,000 cars directly into White Plains daily. **This is a corner building that boasts 22,700 square feet on a .91 Acre Lot with 38 parking spaces, street parking, and a five-story public parking garage across the street. The building's lot is 197' x 200'.**

THE OPPORTUNITY

- **Delivered Vacant:** The building will be delivered fully vacant for sale or lease after being occupied by the same tenant for 20 years. The current lease expires in January 2025. The tenant pays \$545,000 NNN annually until the end of the lease.
- **Nearby & Upcoming Residential Highrise Developments / Developers:** White Plains has experienced an influx of institutional capital. Established developers like Pacific Retail Capital Partners, Greystar, Toll Brothers, RXR, and Argent are making large bets on residential, retail, and office.
- **Access to Manhattan:** White Plains Train Station is within 1.3 miles of the building, giving commuters easy access to the city. Metro-North Express from White Plains Station to Grand Central is a 30-minute ride.
- **Specialized Use and Zoning:** Light Industrial with a specialized overlay, allowing veterinarian care and overnight animal boarding. Good for retail, medical office, auto dealerships, banks, day cares, offices, industrial.
- **40+ Years of Ownership:** The building has been held in the same family for over 40 years.

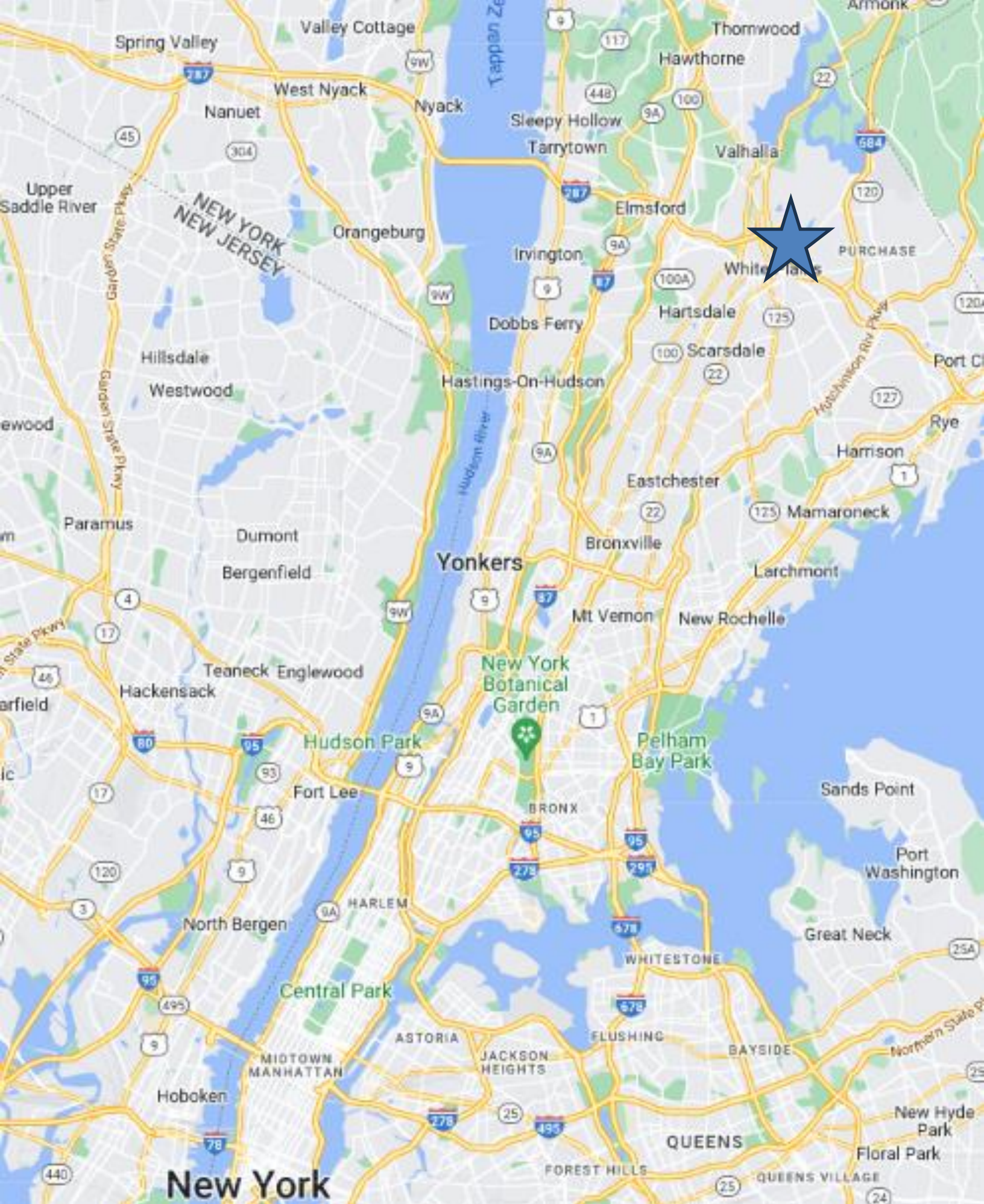
Proximity to Major Business Drivers & Vehicle Traffic

1. I-287 Highway – 0.11 Miles; Bronx River Parkway – 1.7 Miles; 684 Highway – 2.4 Miles; I-95 Highway – 6.6 Miles
2. Westchester Avenue – 0.11 Miles
3. The Westchester (Neiman Marcus / Nordstrom / William's Sonoma / Cheesecake Factory / Etc.) - 0.21 Miles
4. White Plains Train Station – 1.3 Miles
5. Westchester Airport – 7.0 Miles

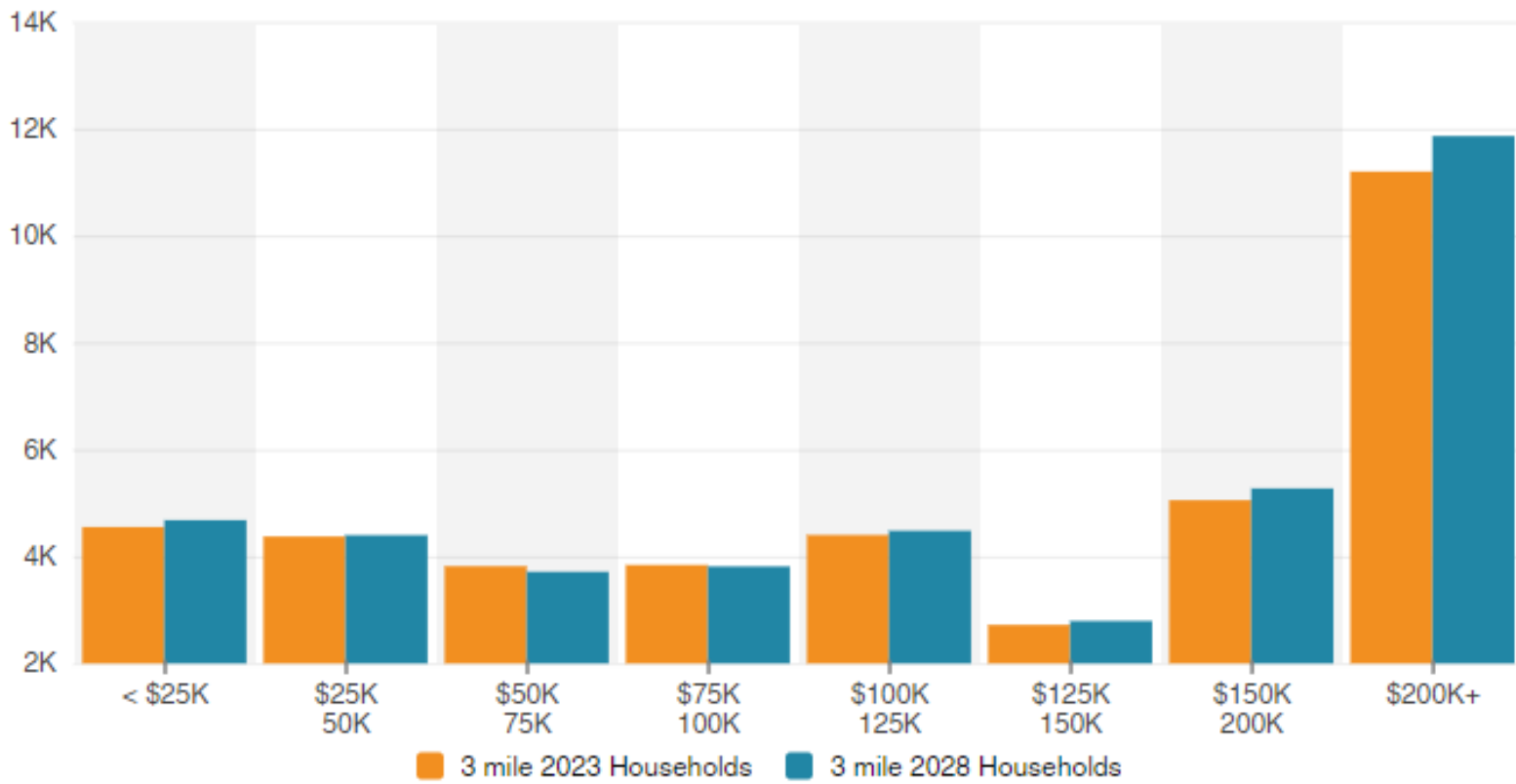
38 + Street PARKING SPACES	22,700 TOTAL SQUARE FEET	\$545,000 CURRENT NOI	12ft – 16ft CEILING HEIGHTS
397' CORNER FRONTAGE	0.91 Acre Lot	Jan 1, 2025 LEASE EXPIRATION	AVAILABLE FOR SALE OR LEASE

INTERIORS:

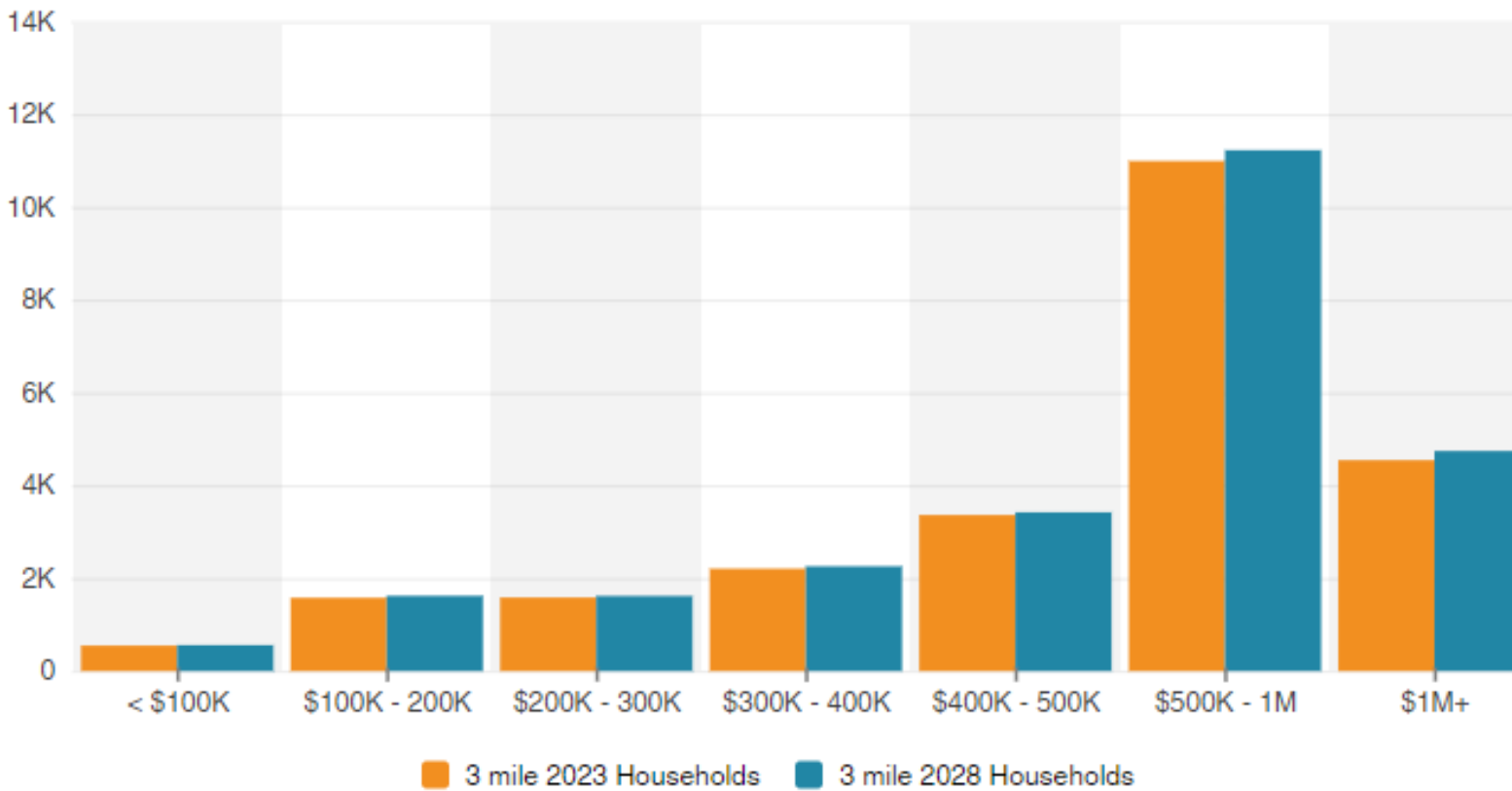


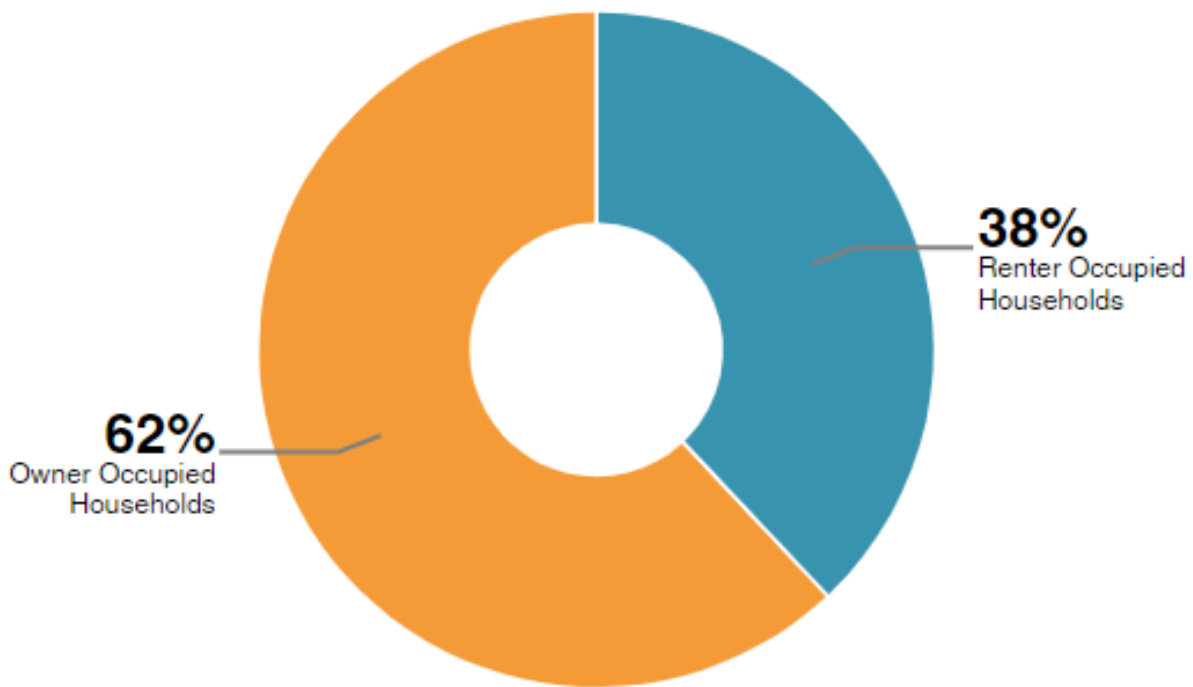


Household Income



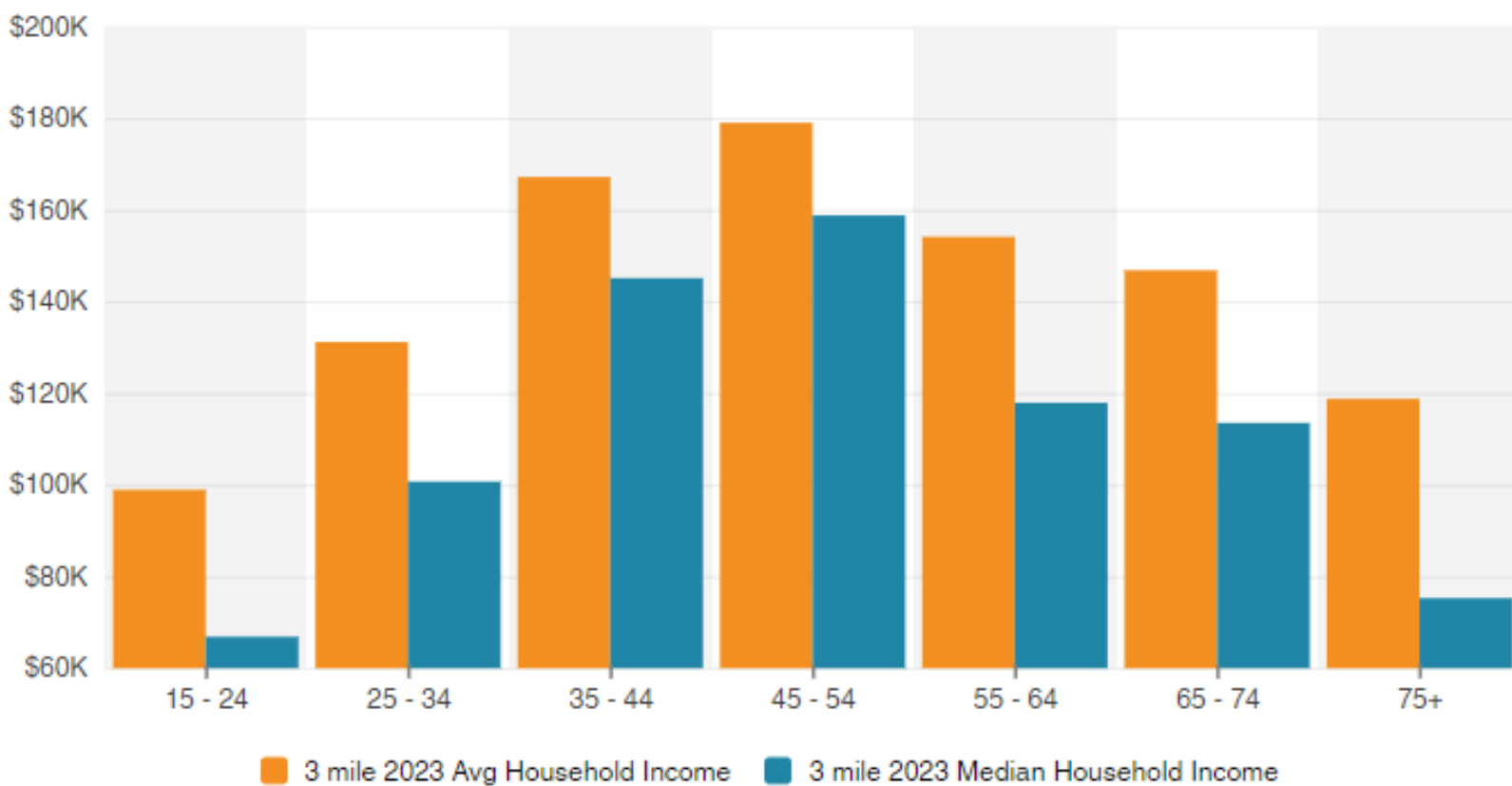
Home Values

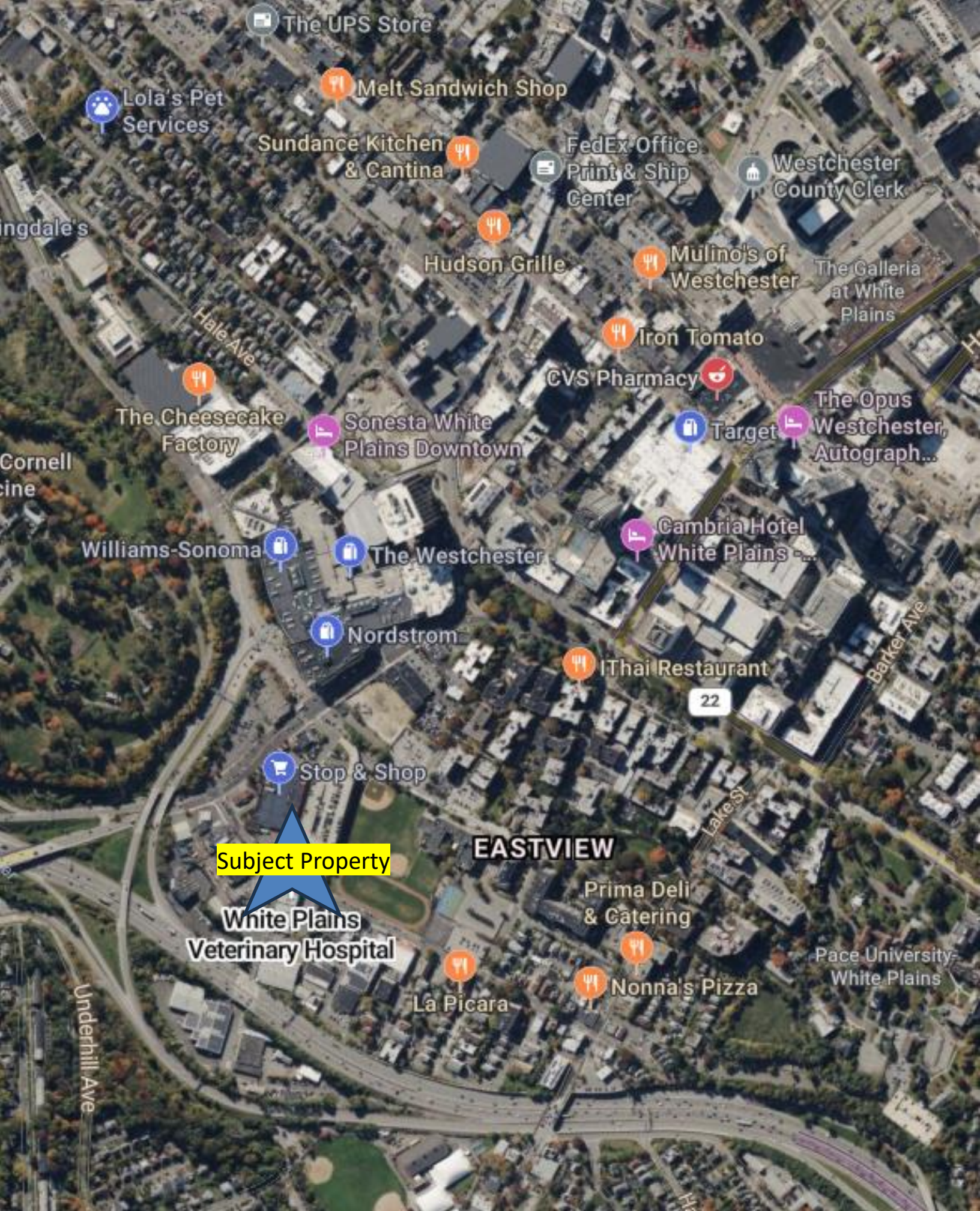




3 mile 2023 Housing Units

Household Income By Age





Subject Property

White Plains
Veterinary Hospital

EASTVIEW



Public
Parking
Garage

Disclosure Statement:

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