



HOULIHAN LAWRENCE
COMMERCIAL

Owner-User Building

18 Halstead Avenue, Harrison, NY 10528

Exclusively Represented By:

Mike Rackenberg

Associate Broker

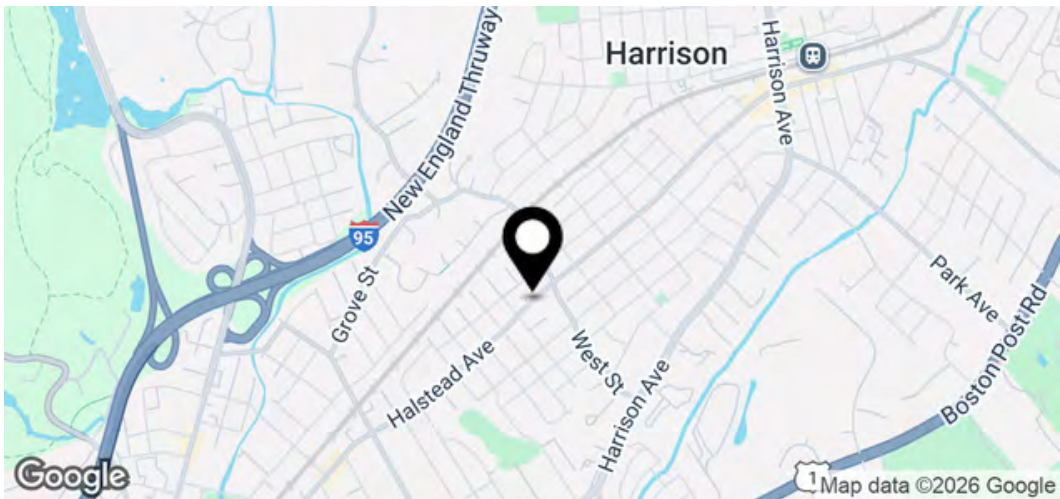
973 609 2105

mrackenberg@houlihanlawrence.com

FOR SALE

Executive Summary

FOR SALE



Offering Summary

Price	\$885,000
Price / GSF	\$504.27
# of Floors	3
Lot Size	+/- 5,663 SF
Zoning	NB
Year Built	1930
2025 Taxes	+/- \$15,298
Occupancy	Vacant / Owner-user opportunity

Property Overview

Houlihan Lawrence Commercial is pleased to present an exceptional commercial real estate opportunity at 18 Halstead Avenue, a highly visible, three-story office building in the heart of Harrison, New York. Ideal for professionals, insurance, legal, financial services, or creative office tenants seeking a “main street” presence with parking.

Originally constructed in 1930, the property served as the long-established State Farm Insurance Agency location. Purchased by the current owner in 1988, the building was held and maintained for 29 years, demonstrating consistent stewardship and capital investment.

Mike Rackenberg
Associate Broker
973 609 2105
mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

Highlights

FOR SALE



Property Highlights

- Three Finished Levels:
 - Ground Floor: Reception area, multiple offices/meeting rooms
 - Second Floor: Offices with natural light, supporting workspaces
 - Third Floor: Open plan single office — ideal for executive suite, private work, or conference use
- On-Site Parking: Rare for downtown Harrison, providing accessibility for staff and clients
- Detached Garage: Additional storage or flexible use potential
- Basement: Offers storage, mechanical space, and potential for tenant-fit improvements
- Building Systems:
 - Central Air Conditioning: Installed ~5 years ago — efficient and well-maintained
 - Heating: Natural gas service
 - Plumbing: Restrooms located on the basement and second floor

Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517

Rye Brook, NY 10573

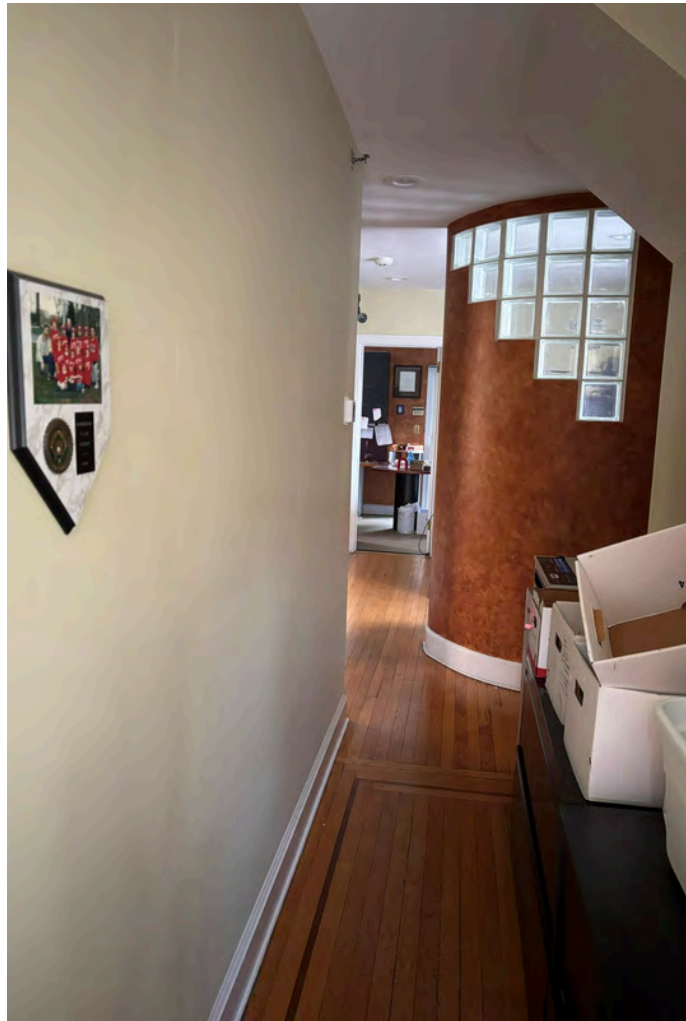
[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

Interior Photos

FOR SALE



Mike Rackenberg
Associate Broker
973 609 2105
mrackenberg@houlihanlawrence.com

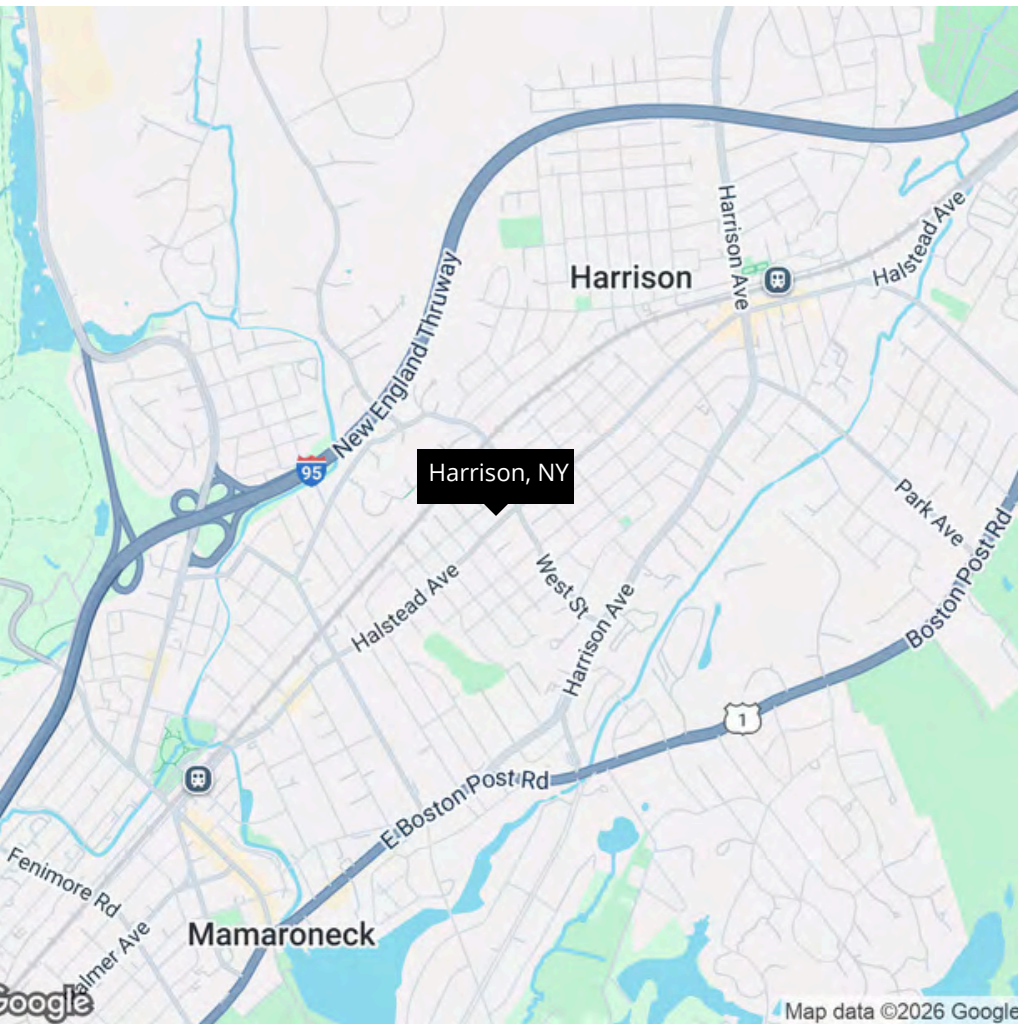
Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

Location Information

FOR SALE



Location Description

18 Halstead Avenue is prominently positioned directly across from Trotta's Pharmacy and DeCicco's Food Market, placing it within one of Harrison's most trafficked and recognizable commercial corridors.

Location Highlights

- Strong daily foot traffic and neighborhood visibility
- Proximity to retail, amenities, dining, and service businesses
- Convenience to major commuter routes and public transportation
- Established local business community

Mike Rackenberg

Associate Broker
973 609 2105
mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial

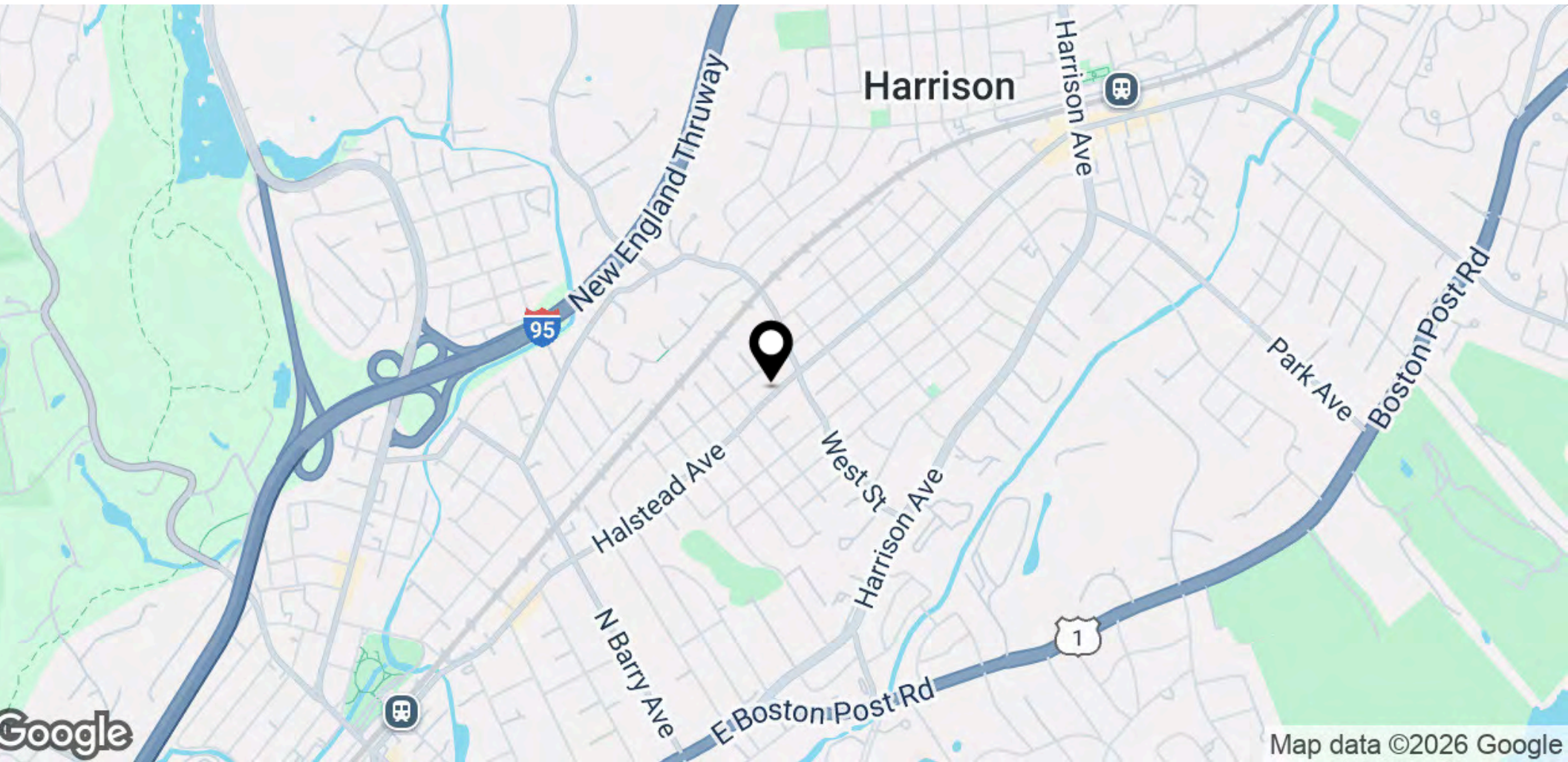
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

Regional Map

FOR SALE



Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517

Rye Brook, NY 10573

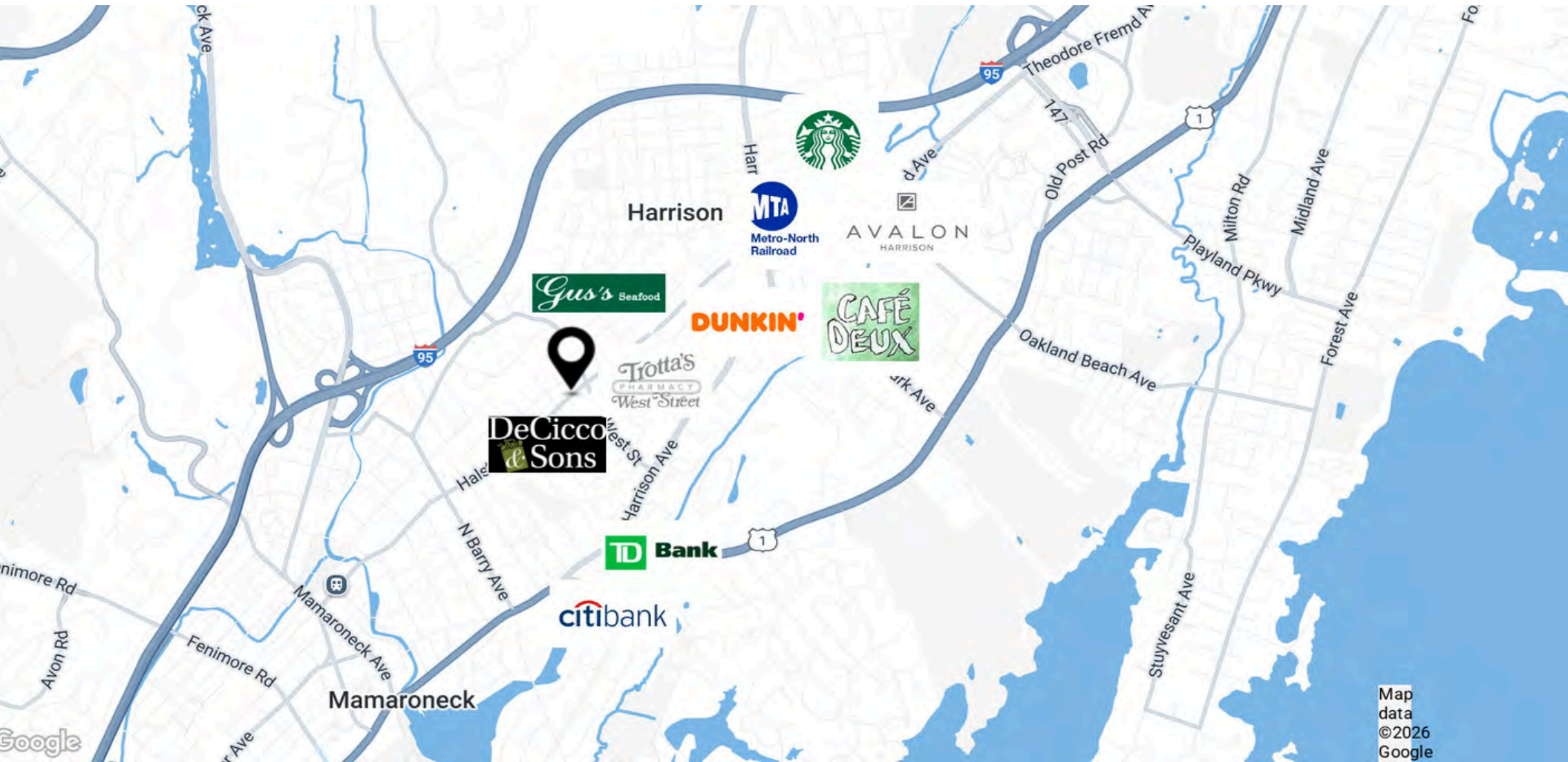
[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

Retailer Map

FOR SALE



Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517

Rye Brook, NY 10573

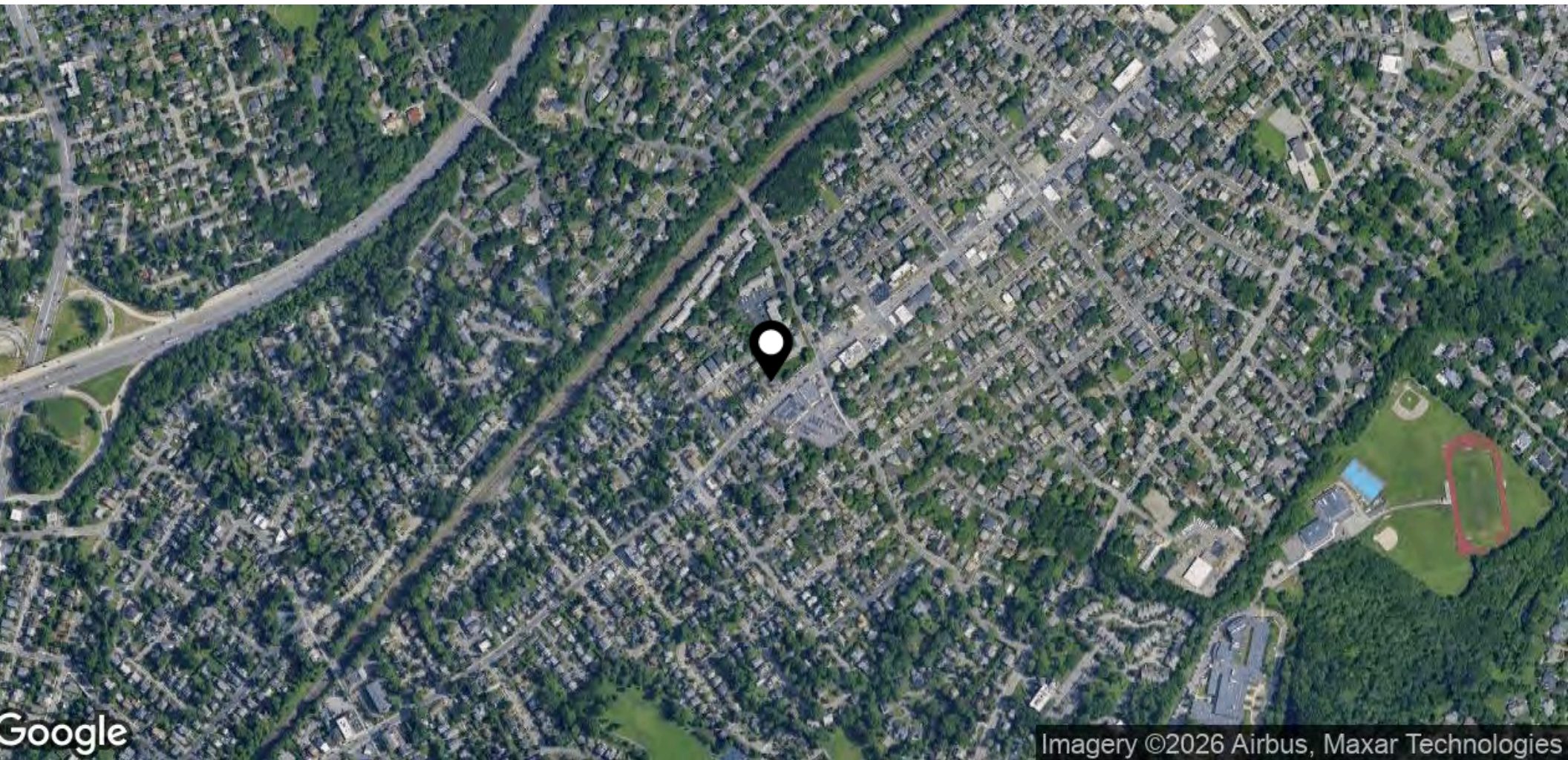
[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

Aerial Map

FOR SALE



Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517

Rye Brook, NY 10573

[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL

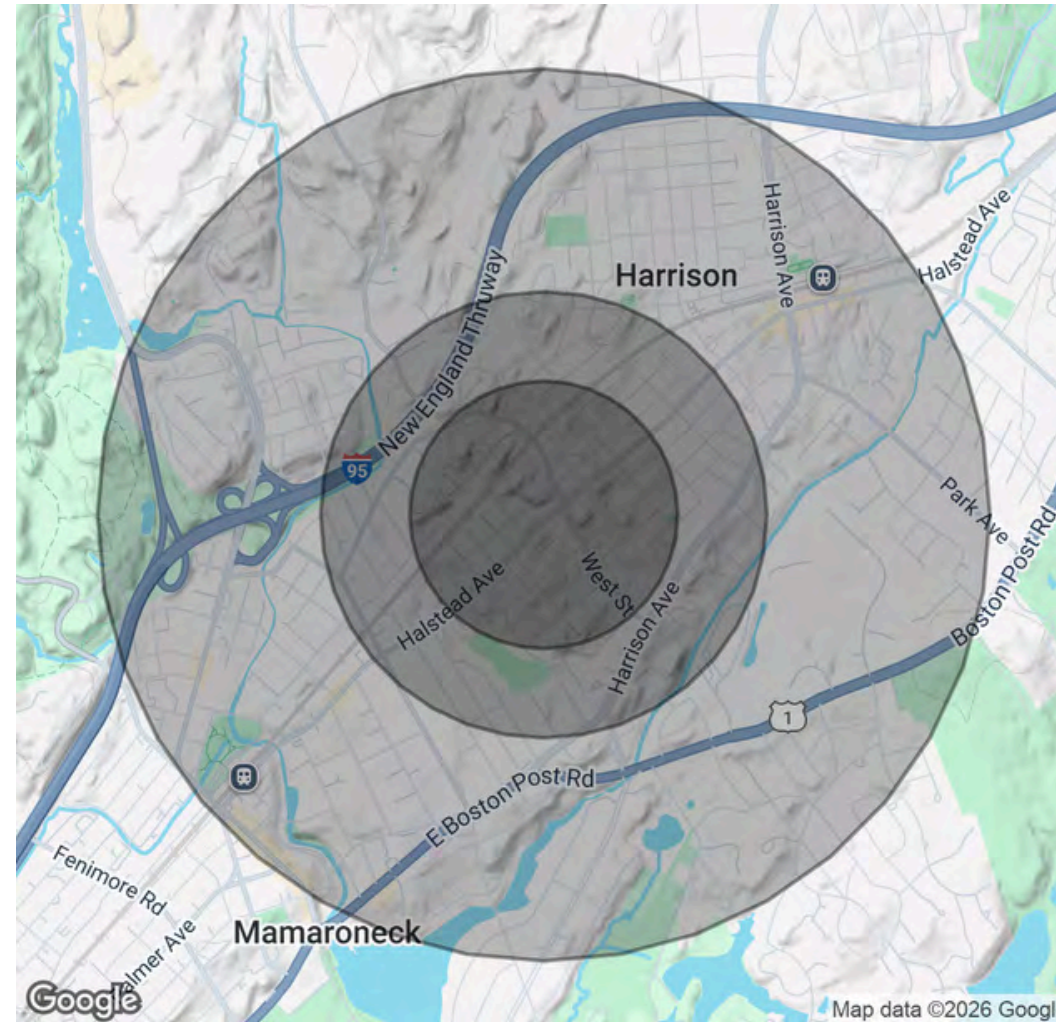
Demographics Map & Report

FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,400	7,141	20,290
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	42	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	900	2,553	7,461
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$152,072	\$179,943	\$200,142
Average House Value	\$725,762	\$796,734	\$914,251

Demographics data derived from AlphaMap



Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com

Houlihan Lawrence Commercial

800 Westchester Ave, Ste. N517

Rye Brook, NY 10573

[View Website](#)



HOULIHAN LAWRENCE
COMMERCIAL