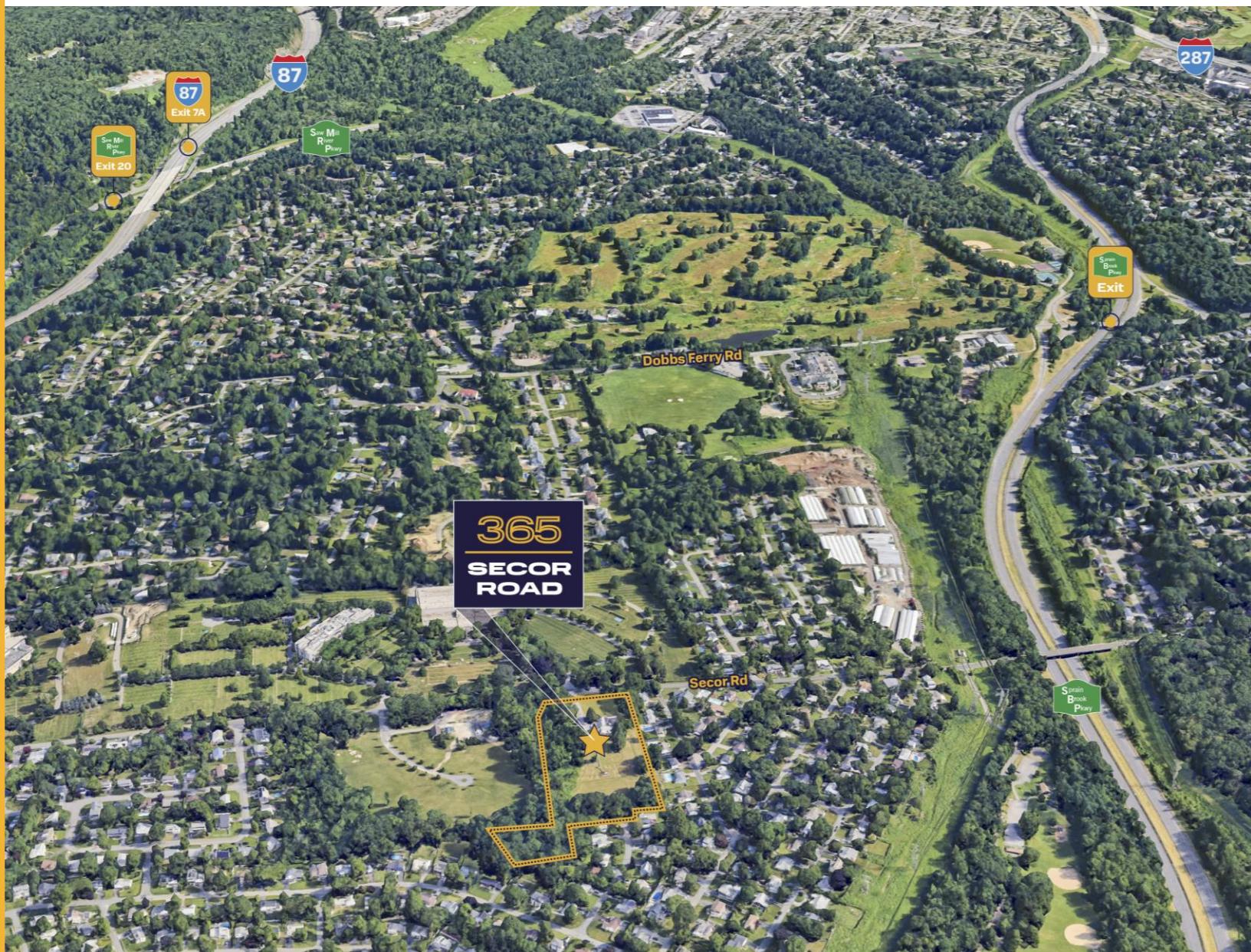


365

SECOR ROAD

Hartsdale, New York



Over 7 Acres of Land with Flexible Zoning



CAPITAL MARKETS

107 Elm Street, 8th Floor
Stamford, CT 06902

www.cwinvestmentpropertiesgroup.com

ZONING SUMMARY

Principal uses allowed include one-family detached dwellings, municipal uses, places of religious worship and schools. Special permit uses allowed included private clubs and nursery schools, while uses under special permit by Town Board include agency group homes, day-care centers and assisted living facilities.

OVERVIEW

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 365 Secor Road in Hartsdale, New York.

365 Secor Road is a vacant WFAS-AM 1230 digital radio station property that encompasses 7.19 acres within the Hamlet of Hartsdale, part of the Town of Greenburgh. Situated 20± miles north of New York City, 365 Secor Road is set within Greenburgh's flexible R-7.5 Zone, which provides the opportunity for redevelopment into various potential uses (see zoning summary).

365 Secor Road is conveniently close to the Sprain Brook Parkway (0.4± miles) and Interstates 87 and 287 (2.5± miles), providing connections to downtown White Plains (4.9± miles) and the Gov. Mario M. Cuomo Bridge (6.3± miles). Additionally, it lies within 2.5 miles of the Hartsdale Metro-North Train Station, offering service to Grand Central Terminal in approximately 40 minutes.

PROPERTY SUMMARY

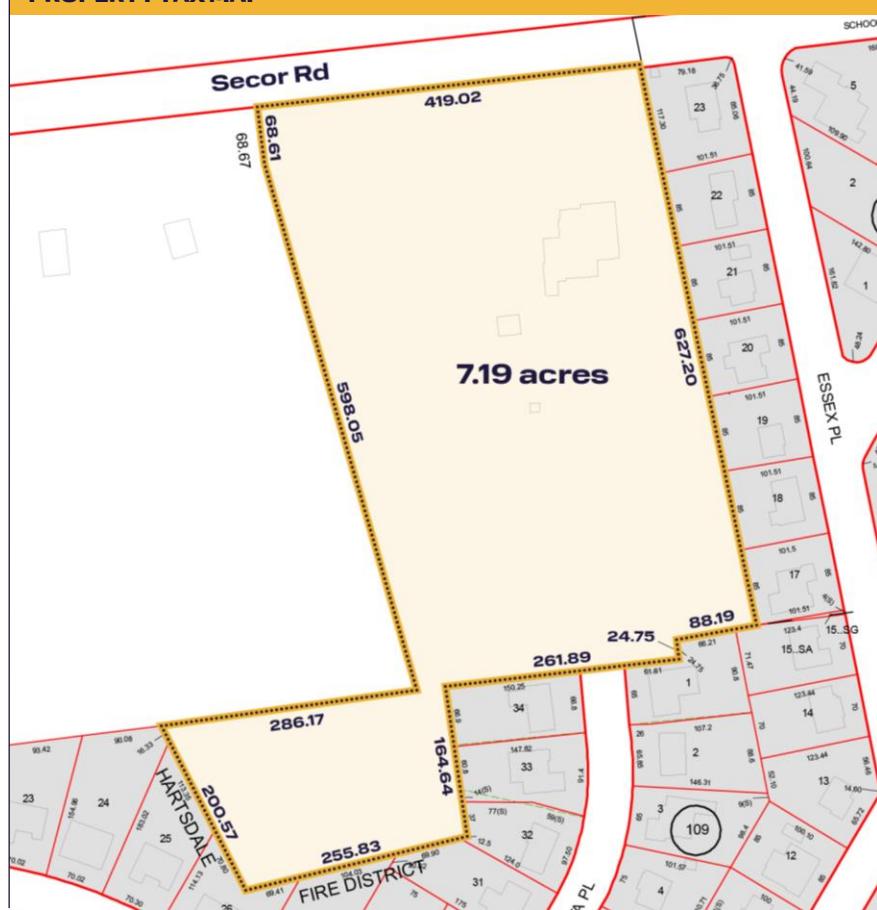
Address	365 Secor Road, Hartsdale, NY 10530
Site Area	7.19± acres
Parcel ID	8.171-124-1
Zoning	R-7.5—One-Family Residence District
Frontage	419.02'± on Secor Road
Topography	Level at street grade
Shape	Irregular
Site Improvements	Radio tower, one-story building comprised of office space and broadcasting space, storage shed, paved parking areas, yard lighting
Parking Spaces	15 surface spaces
Building Size	5,829± SF
Year Built	1947

TOWN OF GREENBURGH ZONING

§ 285-15 - R-7.5 One-Family Residence District.

- A. Permitted uses. No building or premises shall be used and no building shall be erected, altered or added to unless otherwise provided in this chapter, except for the following uses:
 1. Principal Uses. All uses permitted in the R-40 District as specified in **§ 285-10A(1)** of this chapter.
 2. Special Permit Uses. All uses permitted in the R-40 District as specified in **§ 285-10A(2)** of this chapter.
 3. Accessory Uses. All uses permitted in the R-40 District as specified in **§ 285-10A(3)** of this chapter.
 4. Uses Under Special Permit by Town Board. All uses permitted in the R-40 District as specified in **§ 285-10A(4)** of this chapter.
- B. Lot and bulk requirements shall be as follows:
 1. Minimum lot area: 7,500 square feet, unless otherwise specified.
 2. Minimum lot width: 75 feet, unless otherwise specified.
 3. Maximum coverage:
 - (a) Principal building: 24%.
 - (b) Accessory building(s): 6%.
 - (c) All buildings: 30%.
 - (d) Impervious surfaces: 40.75%.
[Added 7-8-1987 by L.L. No. 3-1987]
 4. Minimum yards, unless otherwise specified:
 - (a) Front: 20 feet.
 - (b) One side: 10 feet.
 - (c) Two sides: 22 feet.
 - (d) Rear: 26 feet.
 - (e) All yards must comply with **§ 285-39** of this chapter.
 5. Minimum distance from detached accessory buildings or off-street parking areas to:
 - (a) Principal building: 10 feet (detached accessory buildings only).
 - (b) Side lot line: 10 feet.
 - (c) Rear lot line: 10 feet.
 6. Maximum height: 2 1/2 stories, not to exceed 30 feet.
[Amended 7-8-1987 by L.L. No. 3-1987; 5-22-2013 by L.L. No. 2-2013]

PROPERTY TAX MAP

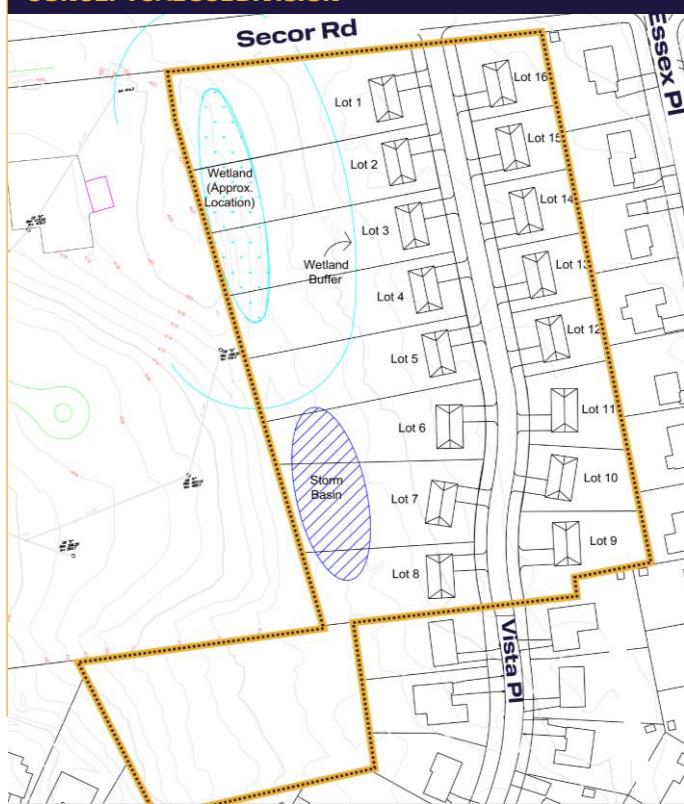


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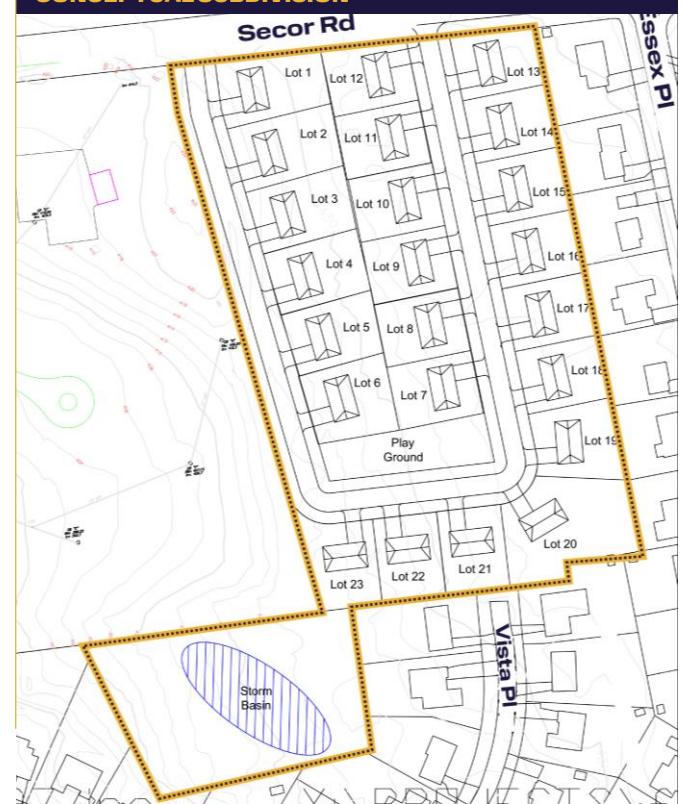
**SECOR
ROAD**

Hartsdale, New York

CONCEPTUAL SUBDIVISION



CONCEPTUAL SUBDIVISION



Conceptual Subdivision plans are for Illustrative purposes only.

**CUSHMAN &
WAKEFIELD**

CAPITAL MARKETS

365

SECOR ROAD

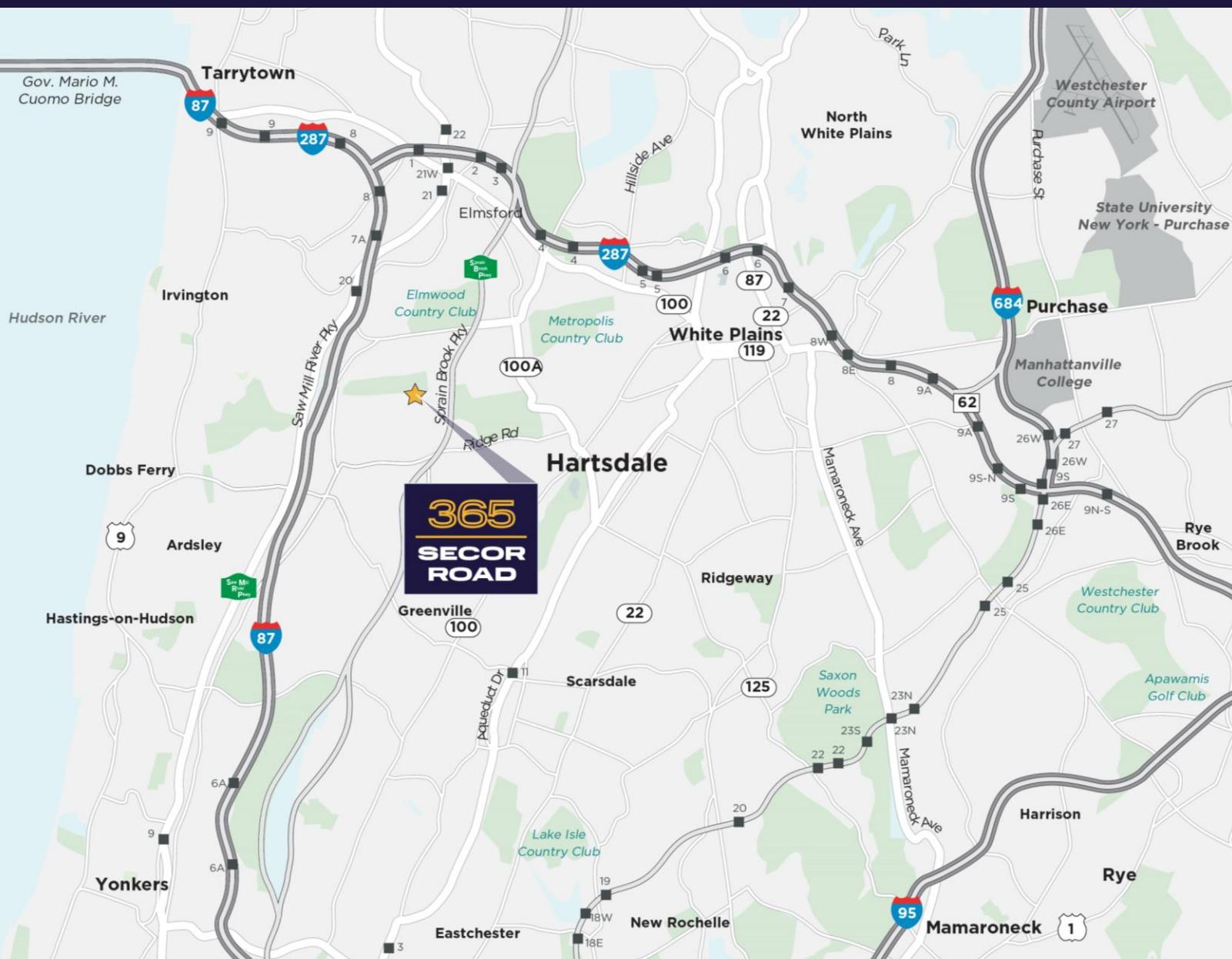
Hartsdale, New York

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