

MIXED-USE OFFICE & APARTMENT BUILDING

11-13 Edgemont Road, Katonah, NY 10536



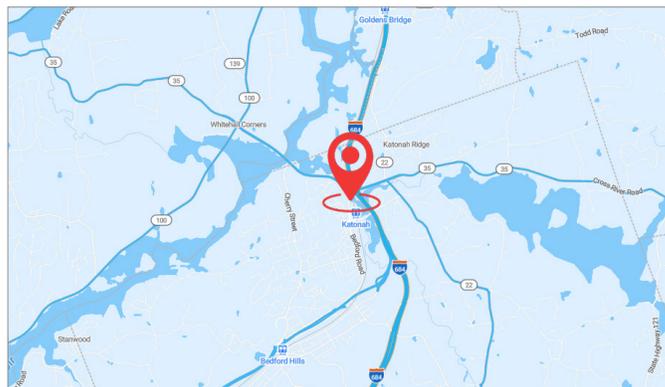
PROPERTY OVERVIEW

Available for the first time in over 40 years, 11-13 Edgemont Road presents a rare opportunity to acquire a well-established mixed-use property in the heart of downtown Katonah. This versatile property combines professional office space, residential rental income, and a fully equipped auto body shop, offering multiple revenue streams in one of Northern Westchester's most sought-after communities.

SITE INFORMATION

TYPE	Mixed Use (Commercial/Residential)
1ST FLOOR	Professional office space (currently rented)
2ND FLOOR	Renovated residential apartment (currently rented)
3RD FLOOR	Renovated residential apartment (currently rented)
AUTO BODY	2,000± SF with two overhead doors, paint booth, and car lifts (currently owner-occupied)
UTILITIES	Town water and sewer

Information believed to be accurate but not guaranteed. Buyers should verify all details independently. Property subject to prior sale, price change, or withdrawal without notice.



ASKING PRICE

\$3,200,000

CONTACT

Mike Fitzgerald
914-907-7867
mikefitz1069@gmail.com



MCGRATH
REALTY INC



LOCATION HIGHLIGHTS

Situated in the center of Katonah's vibrant downtown, this property benefits from outstanding accessibility and proximity to area amenities. The Metro-North Harlem Line train station is adjacent to the property, providing direct commuter rail service to Manhattan. Interstate 684 and the Saw Mill River Parkway are minutes away, connecting to the broader regional highway network. The surrounding neighborhood offers walkable access to Katonah's well-known shops, restaurants, and cultural attractions.



INVESTMENT HIGHLIGHTS

- **Diversified Income:** Three distinct revenue-producing components (office, residential, and commercial/auto body) provide a balanced income stream and reduce single-tenant risk.
- **Fully Occupied:** All three rental units are currently leased, with both residential apartments recently renovated.
- **Owner-User Opportunity:** The ±2,000 SF auto body shop is currently owner-occupied, presenting the option for a buyer to continue the operation or reposition the space for alternative commercial use.
- **Transit-Oriented Location:** Adjacent to Metro-North rail service with immediate highway access via I-684 and Saw Mill River Parkway.

ASKING PRICE

\$3,200,000

CONTACT

Mike Fitzgerald
914-907-7867
mikefitz1069@gmail.com



MCGRATH
REALTY INC