

10 MILL STREET

PORT CHESTER - NEW YORK

5,000 SF± RETAIL PROPERTY
AVAILABLE FOR SALE OR LEASE
POTENTIAL DEVELOPMENT SITE - 9,484 SF±
CD-5W ZONING - WATERFRONT PROPERTY



FACT SHEET

- ASKING PRICE - \$2,650,000
- LEASE PRICE - \$29.00/SF NNN
- LOT SIZE - 9,484 SF (0.22 ACRES) - SUBJECT TO LEGAL SURVEY
- BUILDING SF - 4,928 as per Town of Rye Assessors Office
- TAX ID - SBL - 142.23-2-10
- ASSESSED VALUE - \$1,321,200
- 2024 TAXES - \$45,993.07
- YEAR BUILT - 1920
- ZONING - CD-5W - URBAN CENTER WATERFRONT CHARACTER DISTRICT
- MIN/MAX BUILDING HEIGHT - 2 STORIES MINIMUM AND 6 STORIES MAXIMUM
- CURRENT CEILING HEIGHT - 12'
- CONCRETE AND TILE FLOORS
- SUSPENDED CEILING WITH FLUORESCENT LIGHTING
- ELECTRICAL - 200 AMP
- HEAT SOURCE - OIL - ABOVE GROUND TANK ON PREMISES - SUSPENDED MODINE HEATERS. NEW OIL FURNACE INSTALLED JULY 2025.
- UTILITIES - CON EDISON - TENANT PAYS OWN GAS & ELECTRIC
- WATER/SEWER - MUNICIPAL
- CURRENTLY VACANT - EASY TO SHOW
- PARKING - ON SITE - 10 SPACES

C.J. PAGANO & SONS, INC

LICENSED NEW YORK STATE REALTORS SINCE 1930

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