

838 Pelhamdale Ave | New Rochelle, NY 10801
\$399,000



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Monthly Expenses:	
Maintenance	\$1,212
Electric	\$94.57
Insurance	\$216.80

Highlights

- Fully operational dentist office/co-op.
- Current owner has occupied as a practicing dentist at this location since 1975.
- Perfect for owner/user looking to expand their practice (doctor, dentist, accountant, attorney, etc.)
- Directly off of the Hutchinson River Parkway (Exit 7) (44,142 VPD).
- Well positioned roughly 10 miles north of Manhattan in an affluent area with an average annual household income of \$150,000 in a one mile radius.
- Large parking lot to accommodate 185+ vehicles.
- Ground floor entrance with easy access for customers/patients.

1,000 SqFt Breakdown:

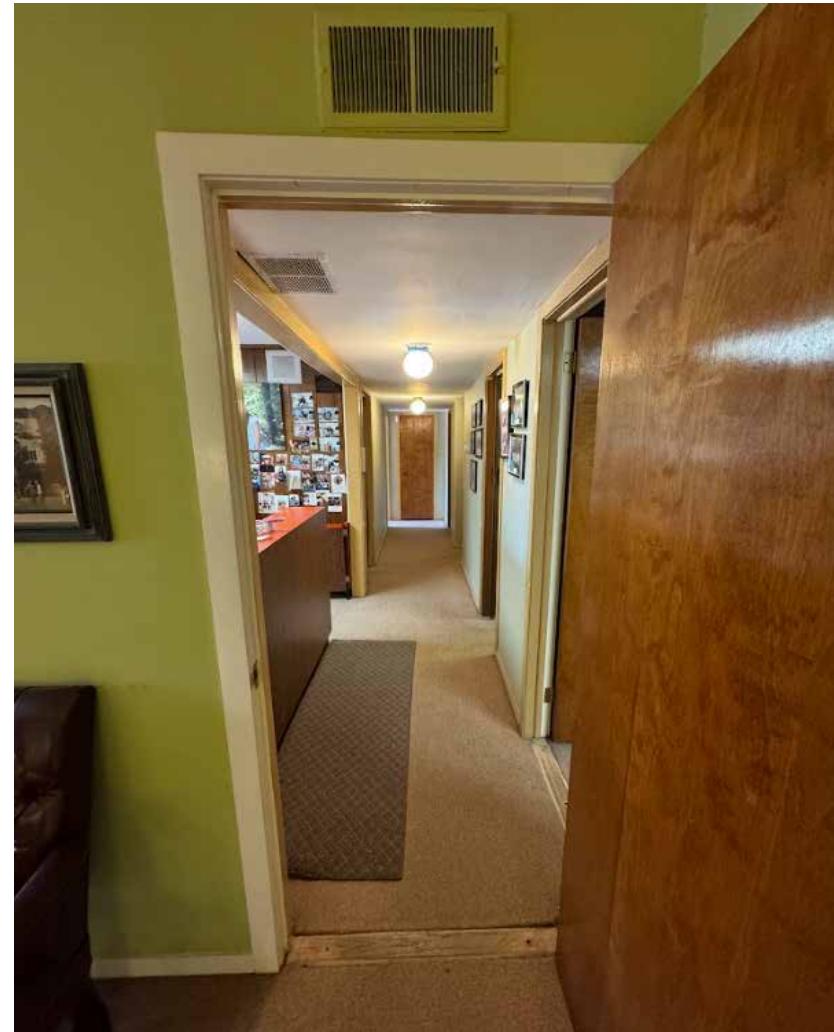
Waiting room
Nurses area (reception workspace)
Hallway
Doctor's Office
Laboratory (X-ray room) (Storage room with compressor)
Primary Operating Room
Bathroom
Secondary operating room (plumbed, used for storage)
Third operating room (plumbed, used for storage)
Water Heater & Furnace closet
Storage closet with circuit breaker box



WAITING ROOM



HALLWAY



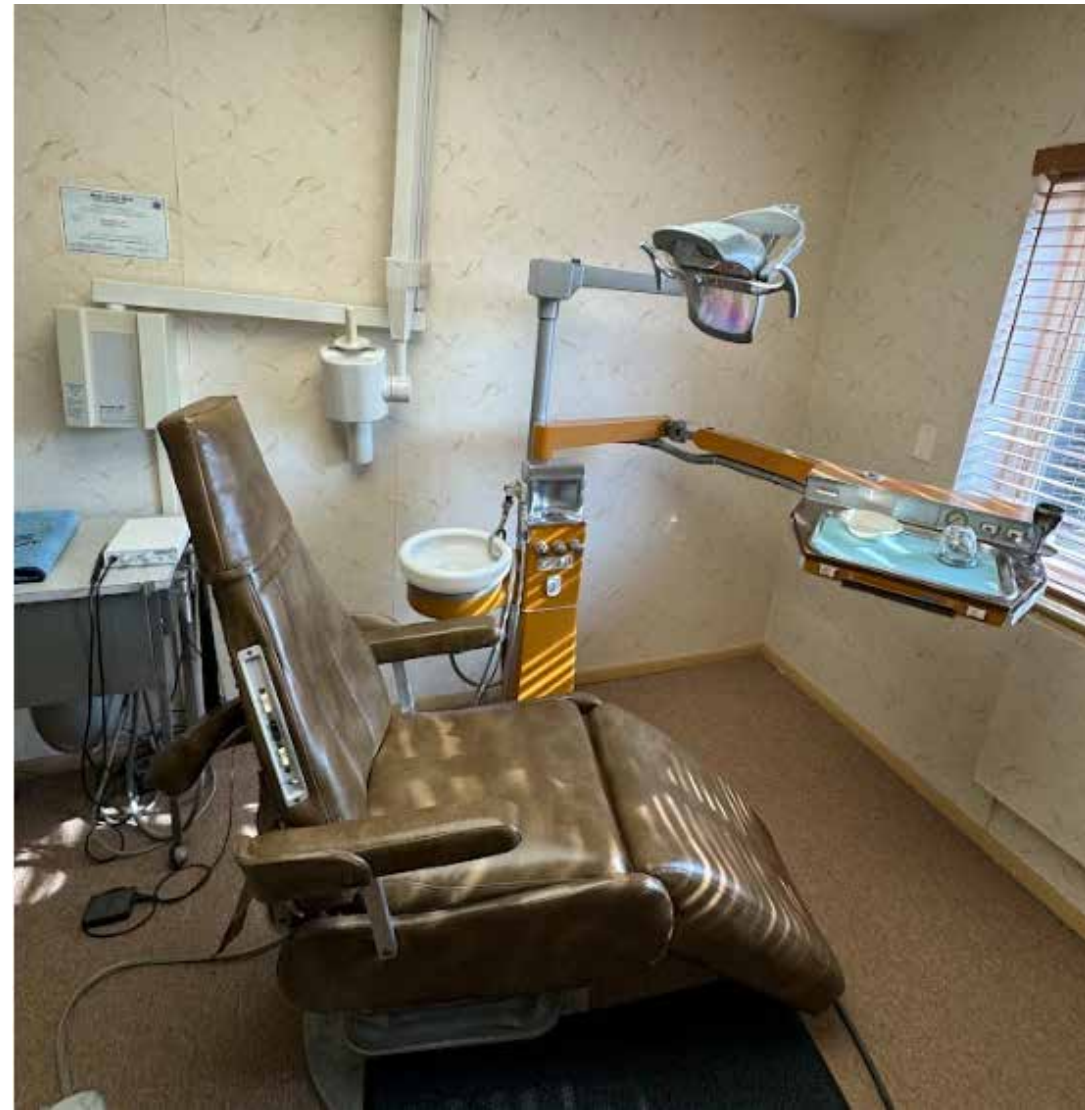
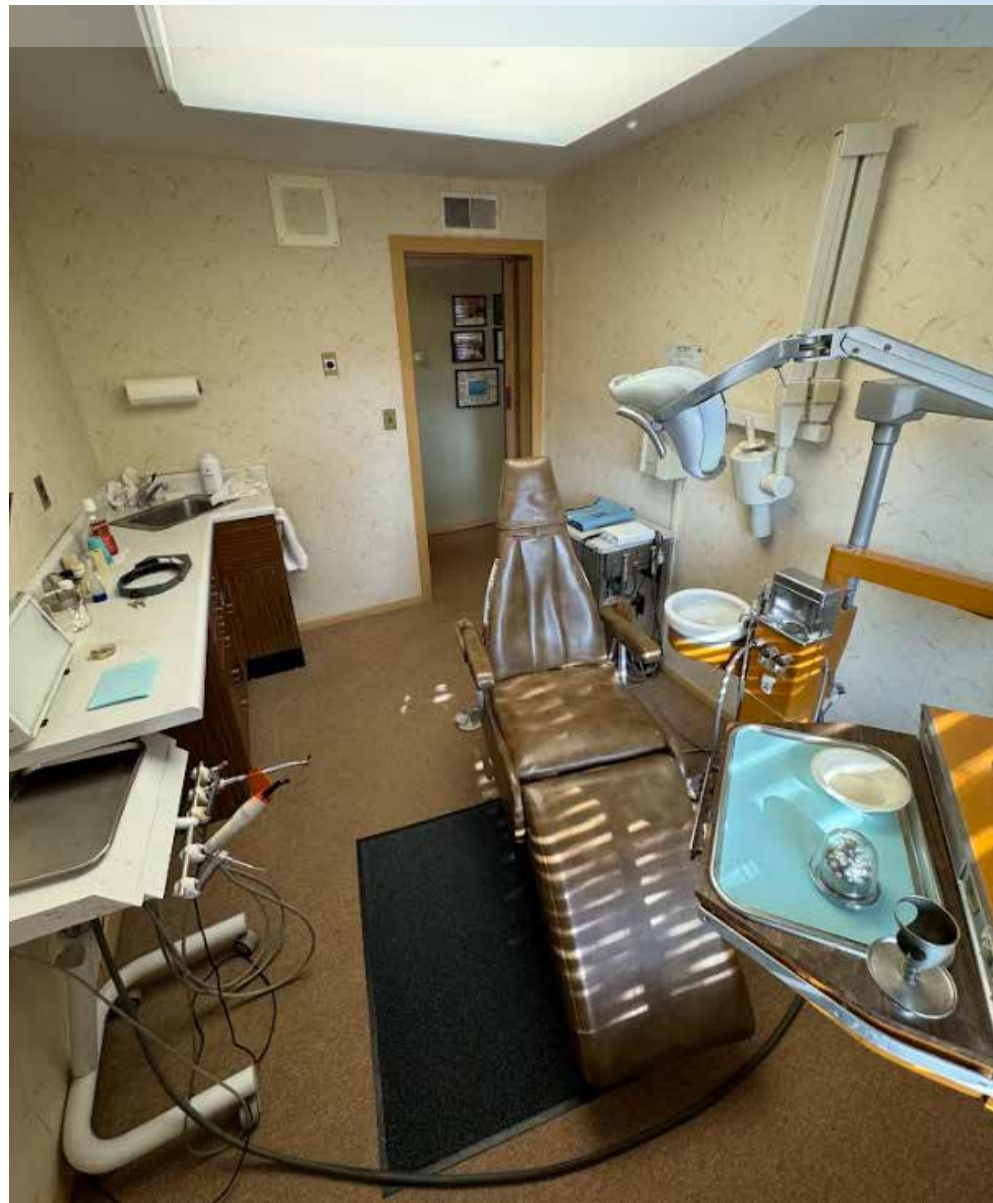
RECEPTION WORKSPACE



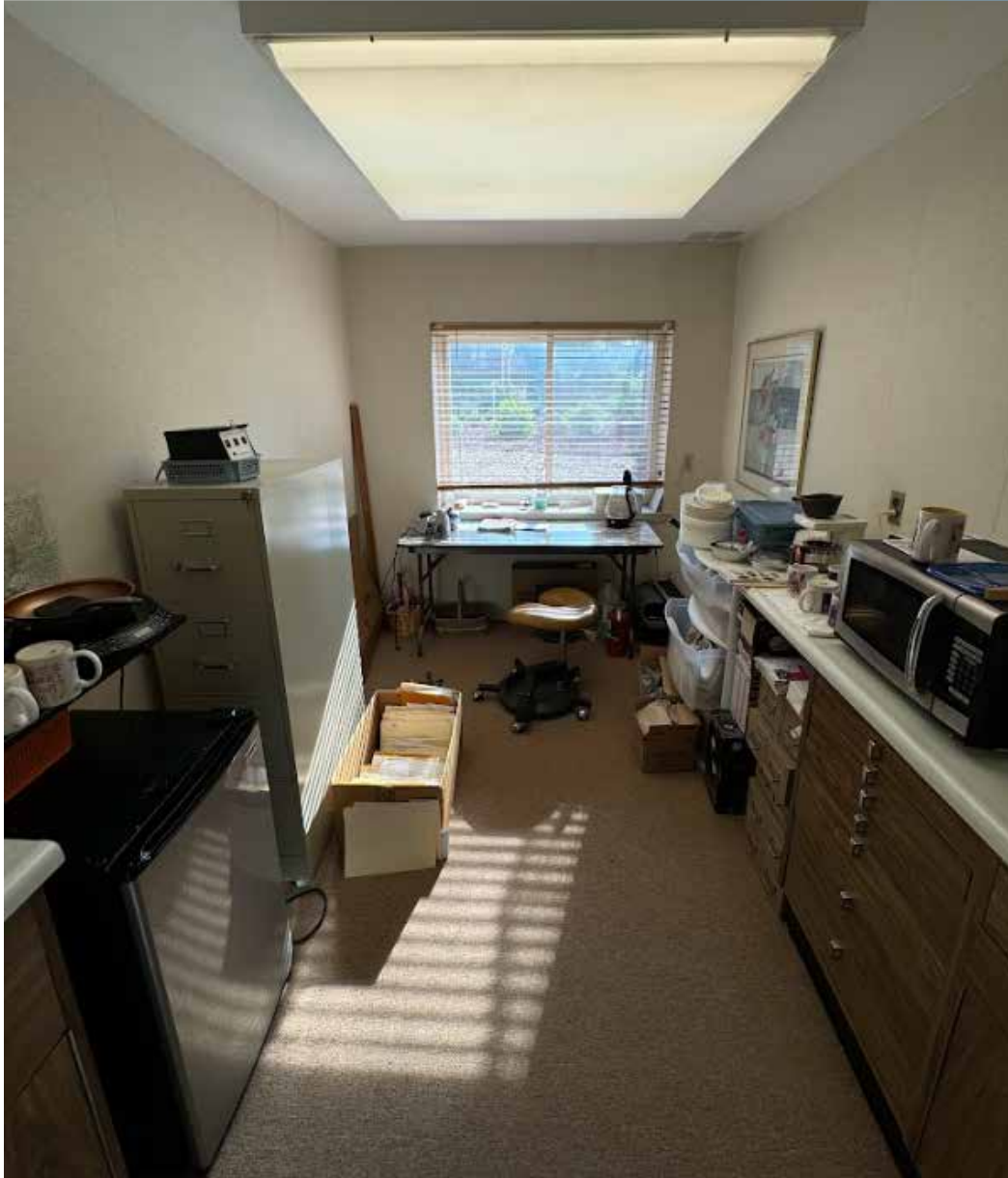
DOCTORS OFFICE



PRIMARY OPERATING ROOM



SECONDARY OPERATING ROOM



TERTIARY OPERATING ROOM



BATHROOM



X-Ray Room



LABORATORY



STORAGE ROOM WITH COMPRESSOR



STORAGE CLOSET



WATER HEATER & FURNACE CLOSET



New Rochelle is a city in Westchester County, New York. It is a suburb of New York City, located approximately 17 miles from Midtown Manhattan. In 2020, the city had a population of 79,726, making it the 7th-largest city and 22nd-most populous municipality in New York. A well-known destination within New Rochelle is "New Roc City," which has restaurants and entertainment venues.



New Rochelle, NY



POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	24,265	240,799	625,206
2023 POPULATION	24,575	251,923	623,006
2028 POPULATION PROJECTION	25,046	257,870	627,749
ANNUAL GROWTH 2010-2023	0.10%	0.40%	0.00%
ANNUAL GROWTH 2023-2028	0.40%	0.50%	0.20%

2023 POPULATION BY RACE:

WHITE	15,135	150,463	331,833
BLACK	7,525	80,197	230,285
AMERICAN INDIAN/ALASKAN NATIVE	134	2,040	8,028
ASIAN	1,079	11,962	34,138
HAWAIIAN & PACIFIC ISLANDER	38	363	1,201
TWO OR MORE RACES	664	6,898	17,521
HISPANIC ORIGIN	4,690	55,018	177,648

HOUSEHOLDS:

2010 HOUSEHOLDS	8,513	92,630	232,906
2023 HOUSEHOLDS	8,620	97,332	233,364
2028 HOUSEHOLD PROJECTION	8,789	99,761	235,387
ANNUAL GROWTH 2010-2023	0.40%	0.60%	0.50%
ANNUAL GROWTH 2023-2028	0.40%	0.50%	0.20%
OWNER OCCUPIED HOUSEHOLDS	5,967	52,452	111,183
RENTER OCCUPIED HOUSEHOLDS	2,821	47,309	124,204
AVG HOUSEHOLD INCOME	\$149,642	\$125,780	\$109,668
MEDIAN HOUSEHOLD INCOME	\$125,399	\$91,835	\$77,007

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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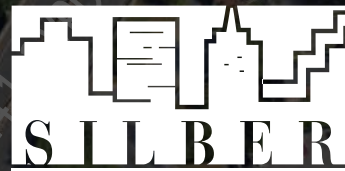
FOR MORE INFORMATION

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Investment Properties Ltd.

