



A Retail Investment Opportunity

141 Croton Ave | Ossining, NY

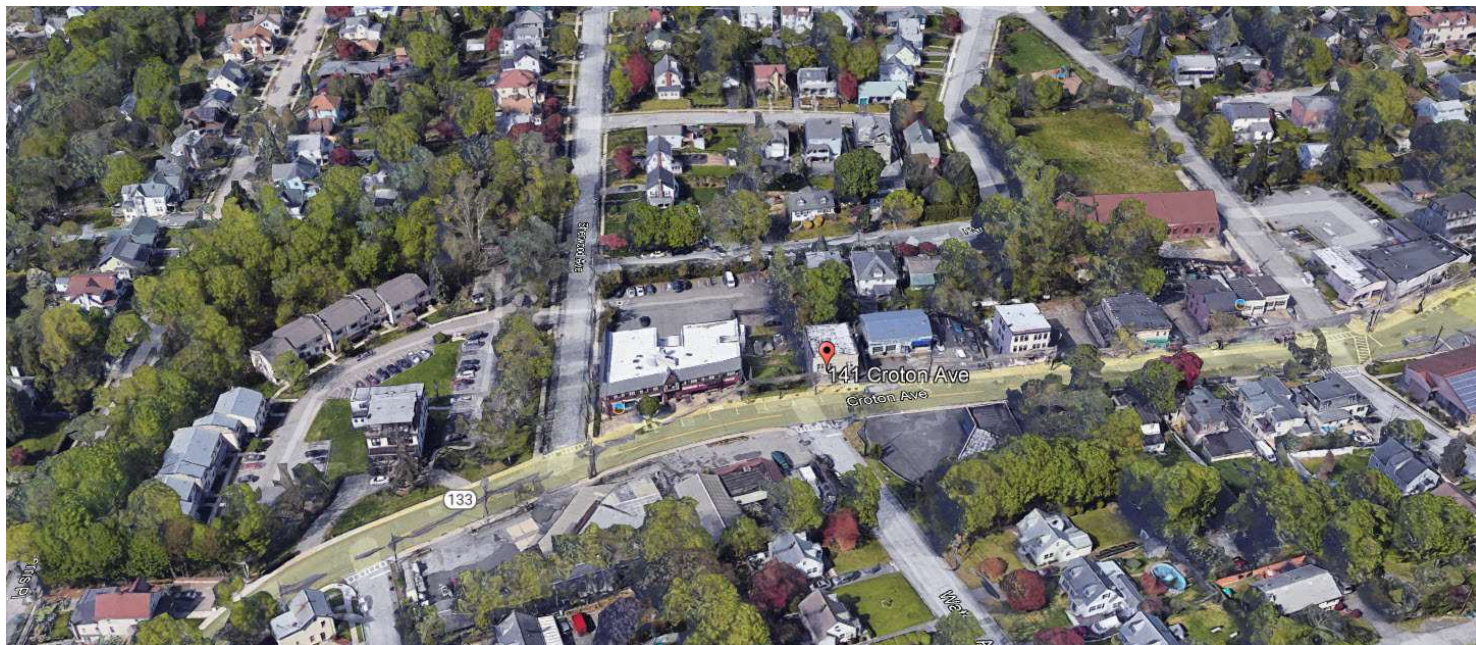
Retail Property For Sale

Contact

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June 2025

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	5,100 SF
LOT SIZE	4,792 SF
ZONING	NC-2 Neighborhood Ctr.
SALE PRICE	\$1,250,000
TAXES	\$22,000 Approx.
PARKING	5 - 6 Cars
AVAILABLE	Immediate

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Ossining, NY. This impressive 5,100 SF building with 5 units (2 retail units and 3 apartments) is perfectly suited for an owner occupant or investor. Owner pays heating, water, taxes and insurance. The asset has strong value - add potential with upgrades and leasing the vacant garage. The garage is ideal for a contractor needing office space and parking lot for company vehicles.

LOCATION OVERVIEW

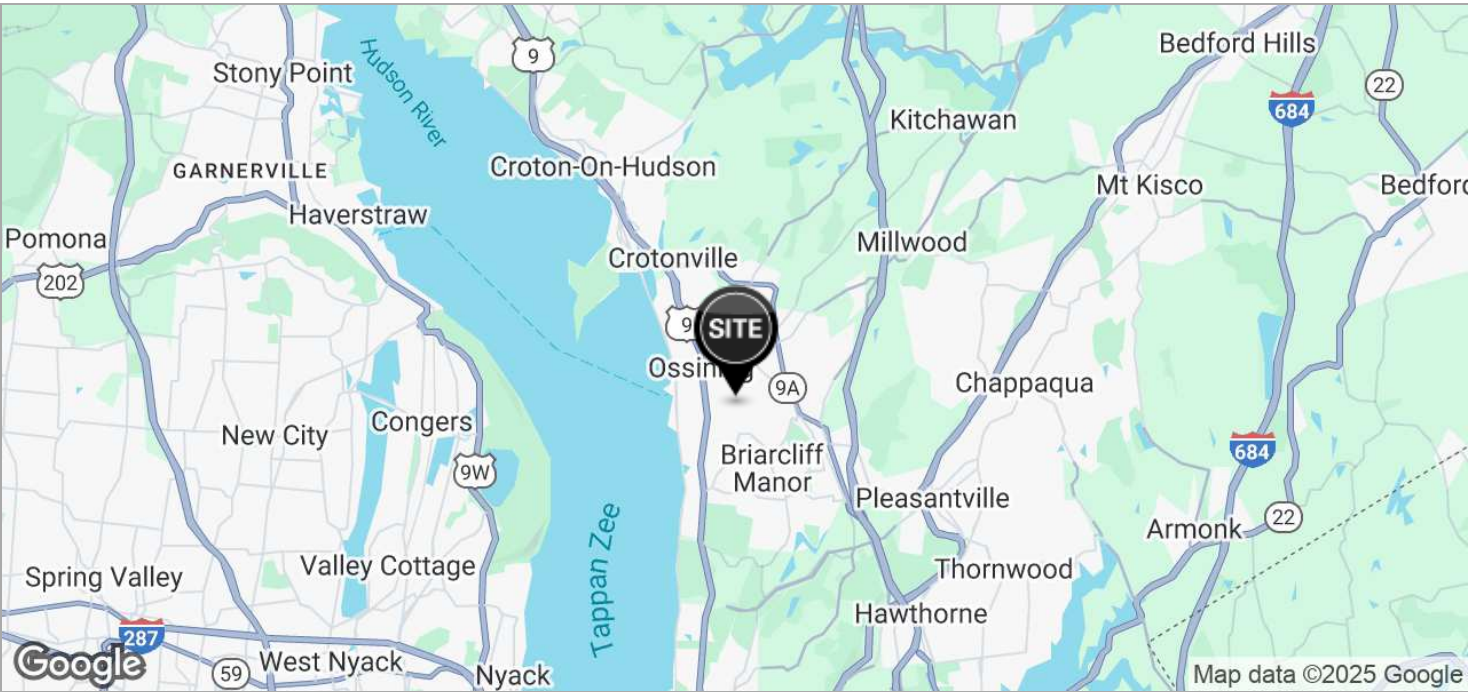
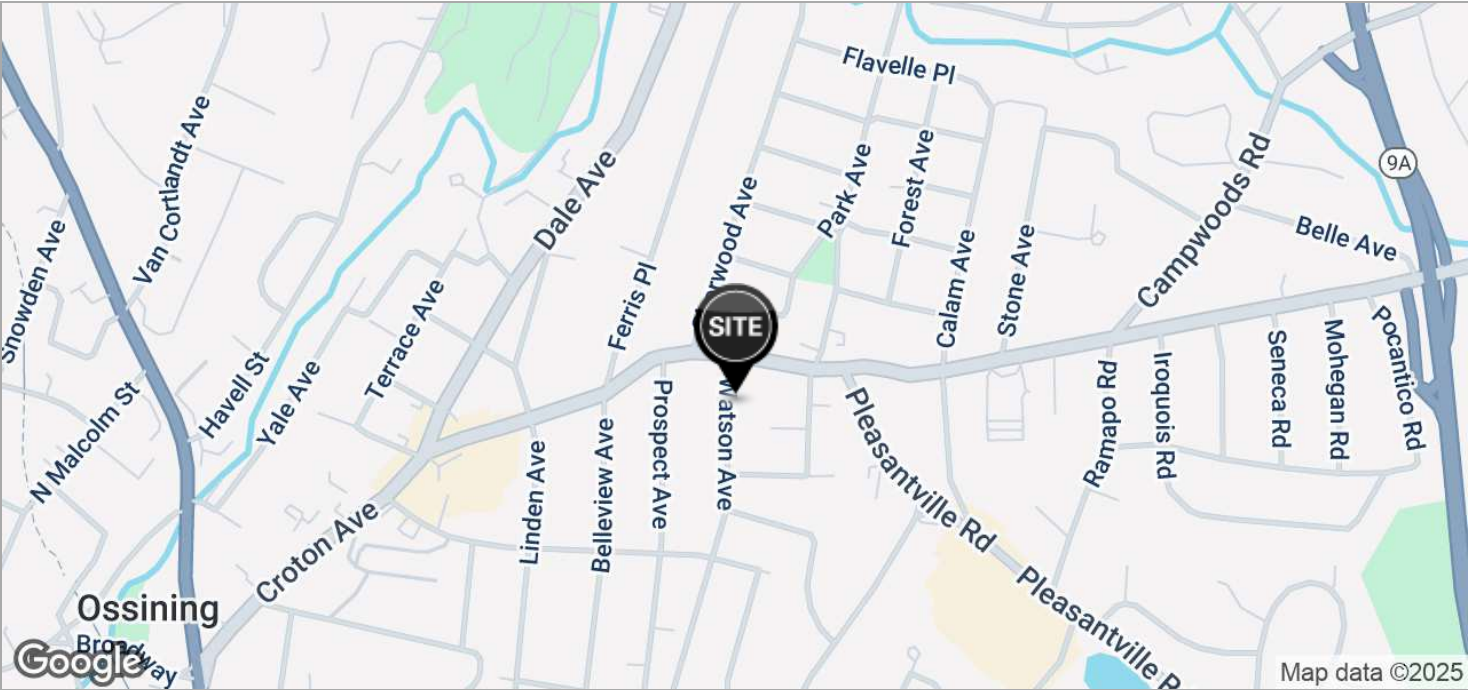
The property is located on Route 133 with close proximity to Route 9A, Route 9 and Metro-North trains.

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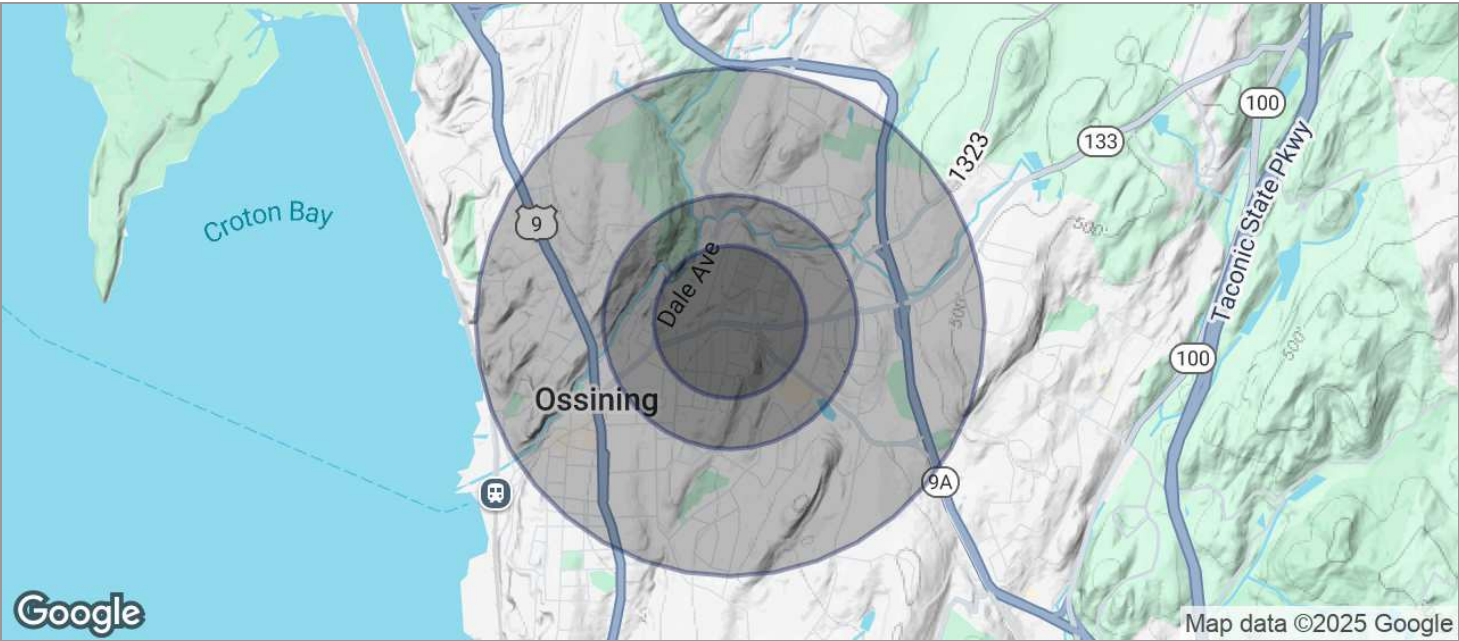
Income & Expense

PROPERTY INCOME:	<u>Per Mo.</u>	<u>Annual</u>	<u>Potential- annual</u>
Retail Tenant #1	650	\$7,800	\$8,000
Retail Tenant #2	1295	\$15,540	\$30,000
Apartment - 1st Fl.	1525	\$18,300	\$18,000
Apartment #1 - 2nd Fl.	1922	\$23,064	\$20,000
Apartment #2 - 2nd Fl.	2550	\$30,600	\$22,500
Garage	0	\$0	\$36,000
Gross Income:	\$7,942	\$95,304	\$134,500
Expenses:			
Real Estate Taxes	\$1,875	\$22,500	\$22,500
Heating	\$500	\$6,000	\$6,000
Maintenance & Repairs	\$250	\$3,000	\$3,000
Insurance	\$333	\$4,000	\$4,000
	0		\$0
Total Expenses:	\$2,958	\$35,500	\$35,500
NOI:	\$4,984	\$59,804	\$99,000

Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,082	7,295	19,590
MEDIAN AGE	37	38	40
MEDIAN AGE (MALE)	36	37	39
MEDIAN AGE (FEMALE)	38	38	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,014	2,381	6,723
# OF PERSONS PER HH	3	3.1	2.9
AVERAGE HH INCOME	\$158,272	\$155,611	\$149,438
AVERAGE HOUSE VALUE	\$509,264	\$519,060	\$531,631

* Demographic data derived from 2020 ACS - US Census