



HOULIHAN LAWRENCE
COMMERCIAL

325 Manville Rd

Pleasantville, NY 10570

GEORGE A. BELL & SON
INSURANCE BROKERS
EST. 1888

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Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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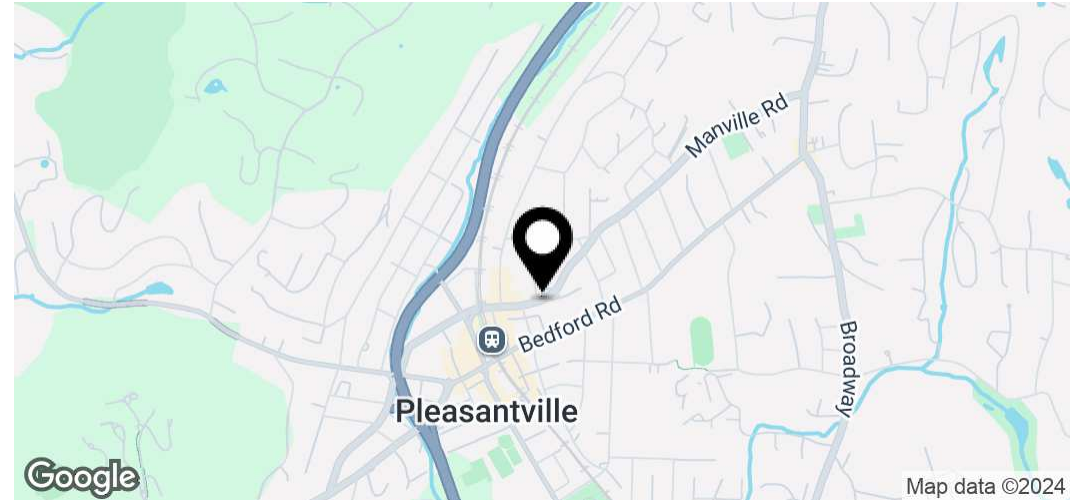
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Executive Summary

FOR SALE



Offering Summary

Price	\$1,775,000
Price / GSF	\$315.78
GSF	5,621 SF
Parking Spaces / Ratio	12 / 2
# of Floors	2
Year Built	1961

Property Overview

Klein Stone Commercial at Houlihan Lawrence exclusively presents 325 Manville Road, a 5,621 SF boutique office building in downtown Pleasantville. The ground floor features legacy medical and professional offices on month-to-month leases, offering flexibility for new ownership. The second floor, currently used by the owner, will be vacated upon sale, making it available for immediate occupancy. The renovated top floor boasts skylights, flooding the space with natural light—an uncommon and appealing feature for office environments. With its prime location near the Metro-North station, this property is perfect for businesses seeking a prestigious address and strong local amenities.

Location Overview

325 Manville Road is a prime commercial location in the vibrant hub of Pleasantville. Situated just steps from downtown, this property offers excellent visibility and foot traffic, making it ideal for businesses looking to establish themselves in a thriving community. The nearby Metro-North train station provides quick and convenient access to New York City, attracting both local and commuter clientele. Neighboring businesses include popular eateries, retail shops, and the renowned Jacob Burns Film Center, a key cultural destination. This location offers a rare opportunity to be part of Pleasantville's dynamic commercial scene.

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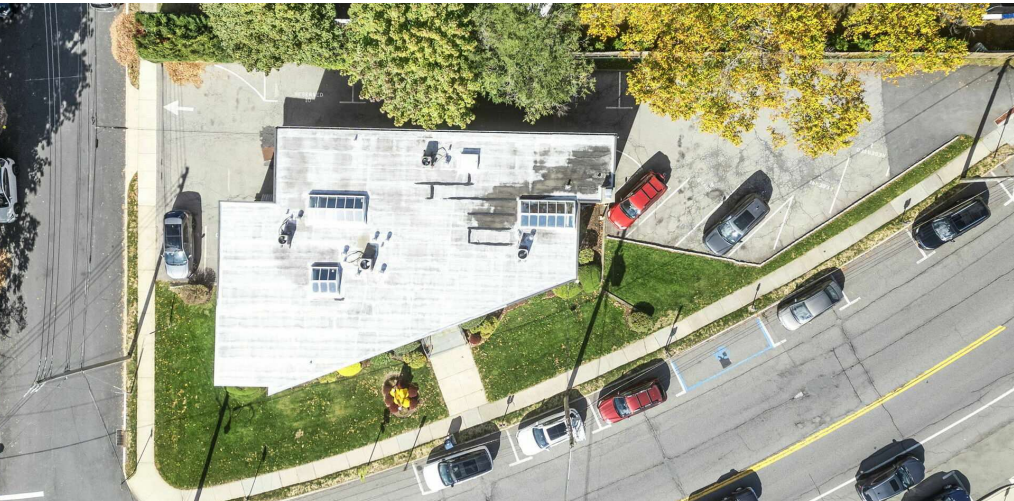
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Building Photos

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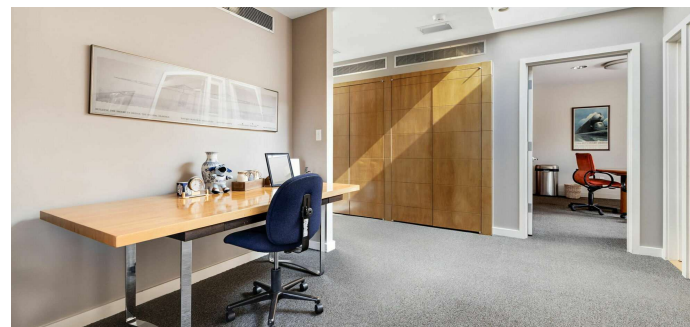
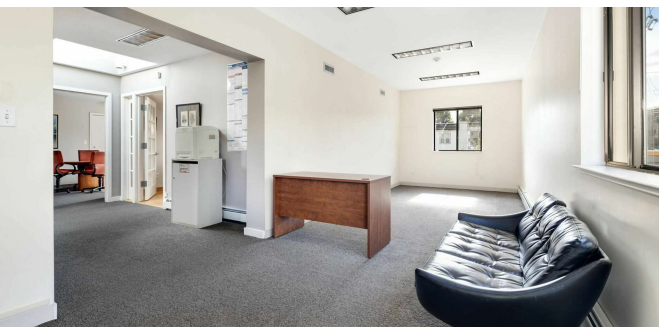
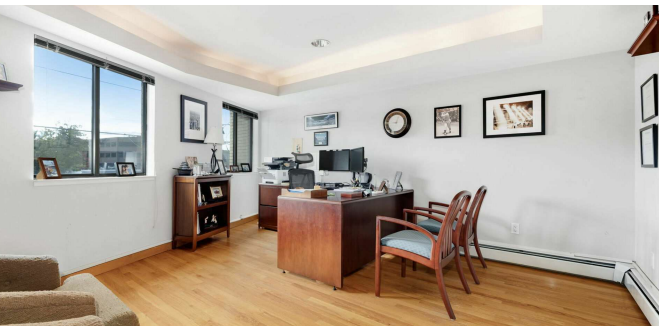
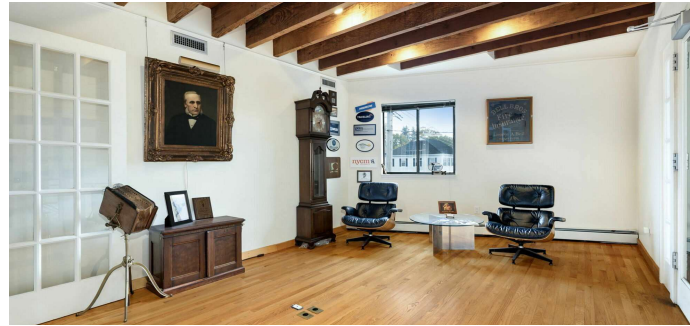
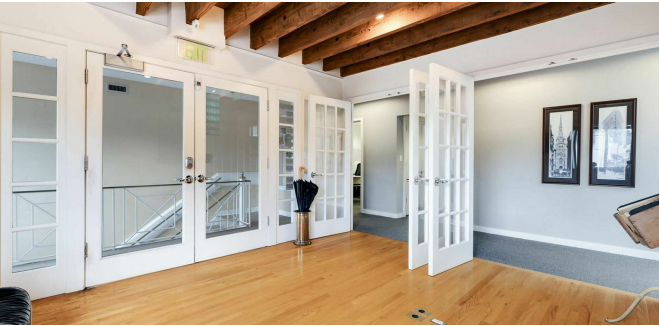
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Interior Photos

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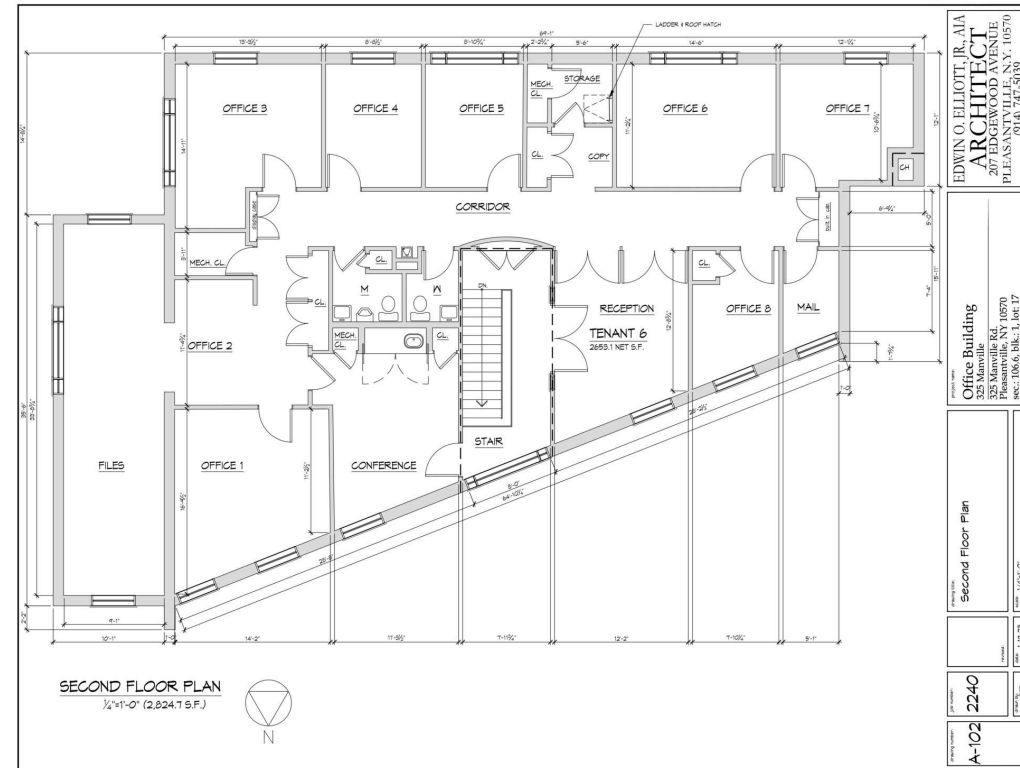
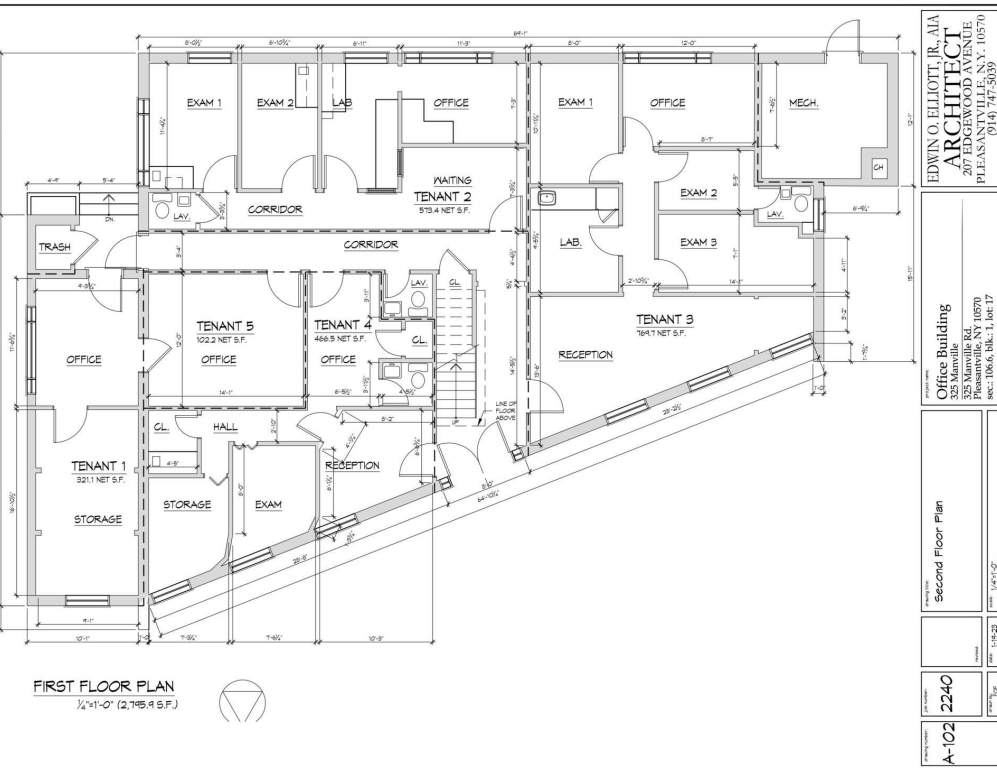
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Floor Plan

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Aerial Map

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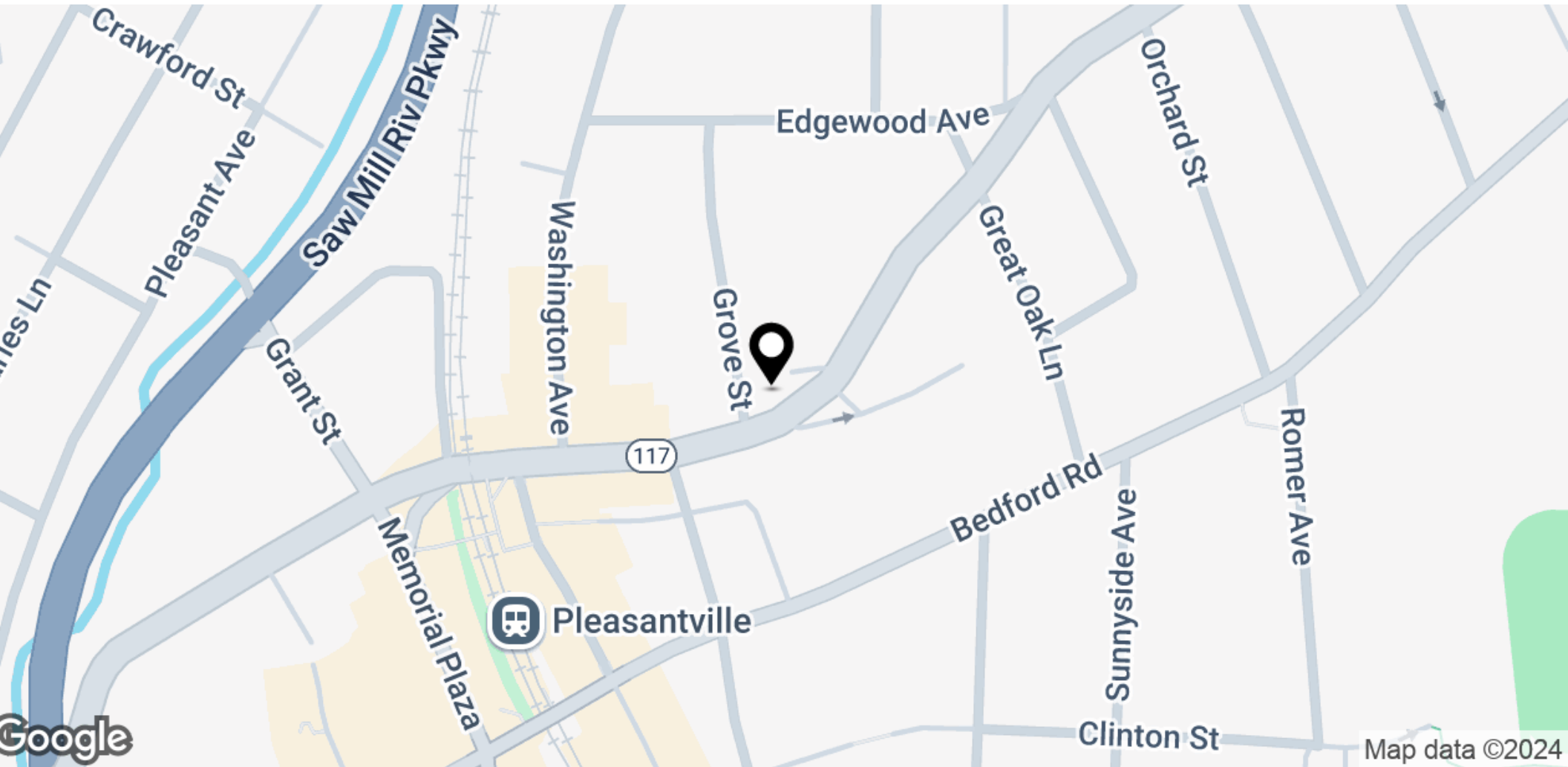
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Location Map

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Income & Expenses

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Income Summary

Suite 1 (Dentist)	\$12,660
Suite 2 (Vacant)	\$0
Suite 3 (Dermatologist)	\$15,360
Suite 4B (Professional Office)	\$9,000
Suite 4B (Therapist)	\$4,200
Suite 5 (Owner's Office)	\$100,620
Gross Income	\$141,840

Expenses Summary

Taxes	\$37,400
Repairs and Maintenance	\$22,430
Utilities	\$20,550
Insurance	\$5,700
Landscaping	\$1,750
Operating Expenses	\$87,830
Net Operating Income	\$54,010

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Rent Roll

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Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent
1	Dentist	357 SF	\$35.46	\$12,660
2	Vacant	637 SF	-	-
3	Dermatologist	855 SF	\$17.96	\$15,360
4	Professional	518 SF	\$17.37	\$9,000
5	Therapist	114 SF	\$36.84	\$4,200
6	Owner	3,139 SF	\$32.05	\$100,620
Totals		5,620 SF		\$141,840

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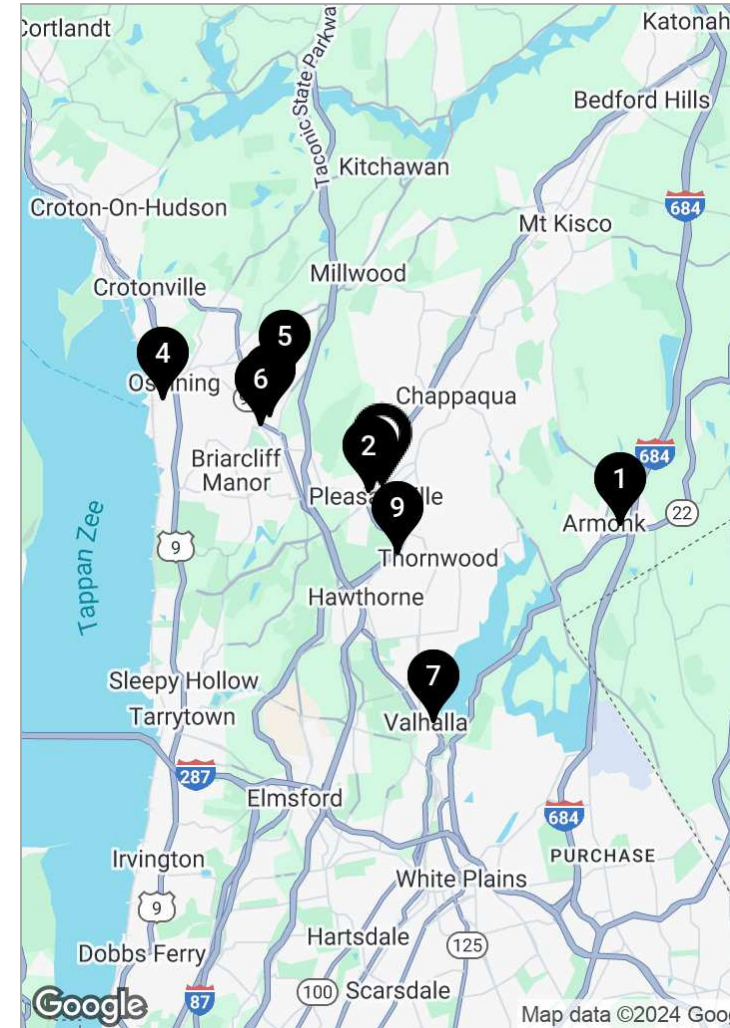


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Sale Comps Map & Summary

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	Name/Address	Price	Deal Status	Price/SF
★	325 Manville Rd Pleasantville, NY	\$1,775,000	Subject Property	\$315.78
1	7 Macdonald Avenue Armonk, NY	\$1,200,000	Sold 11/21/2023	\$455.24
2	448 Manville Road Pleasantville, NY	\$460,000	Sold 9/1/2023	\$142.41
3	190 N State Road Briarcliff Manor, NY	\$1,000,000	Sold 10/25/2022	\$322.58
4	30 State Street Ossining, NY	\$860,798	Sold 4/1/2022	\$152.84
5	510 N State Street Briarcliff Manor, NY	\$1,500,000	Sold 4/1/2022	\$250.00
6	1270 Pleasantville Road Briarcliff Manor, NY	\$900,000	Sold 2/1/2022	\$200.00
7	27 Cleveland St Valhalla, NY	\$1,950,000	On Market	\$325.00
8	409-411 Manville Road Pleasantville, NY	\$4,500,000	On Market	\$332.84
9	720 Commerce Street Thornwood, NY	\$1,600,000	On Market	\$333.33
	Averages	\$1,552,311		\$279.36



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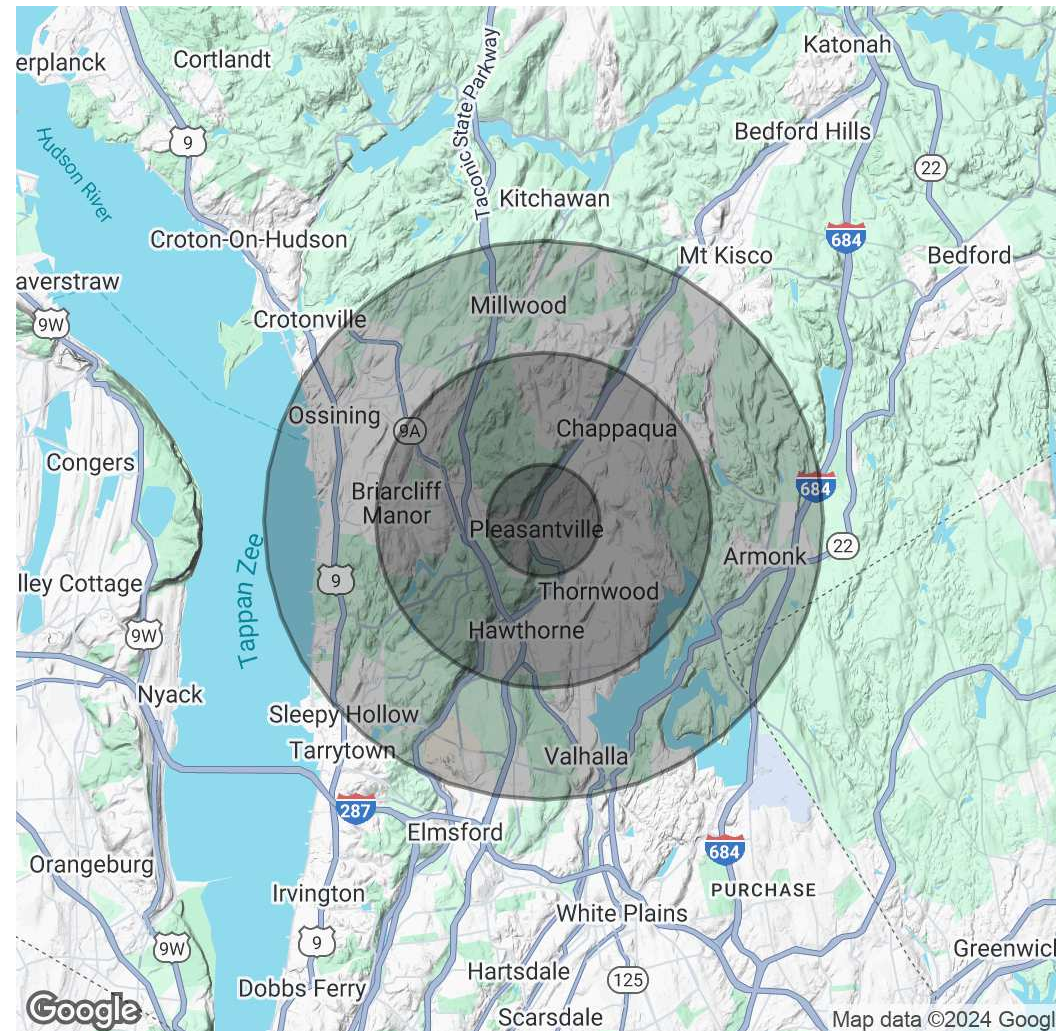
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	9,073	40,607	110,403
Average Age	40	42	41
Average Age (Male)	39	41	40
Average Age (Female)	40	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,983	13,372	37,173
# of Persons per HH	3	3	3
Average HH Income	\$246,407	\$256,270	\$216,008
Average House Value	\$905,452	\$966,028	\$847,962

Demographics data derived from AlphaMap



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