

*Prime Larchmont NY
Freestanding Retail Building
New Reduced Sale Price!*

1395 Boston Post Rd, Larchmont NY 10538



KEY PROPERTY INFORMATION:

**8,620SF Freestanding Building
Front and Rear Onsite Parking
Located in Prime high traffic count
75 Foot Post Road frontage Zoning
Business Residential(B-R)
Convenient to Train and Town**



**399 Main Street
Armonk NY 10504**

**For more information or to view
this property, Contact:
Bruce Wenig
914.844-2478 or on-line at
Bwenig@houlihanlawrence.com
www.brucewenig.com**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and any specific listing conditions, imposed by our principals.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

SALE PRICE	Call for Price
ADDRESS	1395 Boston Post Road, Larchmont, N.Y. 105389
SECTION/BLOCK/LOT:	4.11-224-0.
BUILDING SIZE:	8,620 Square Feet
PROPERTY:	2 story building 1st Floor 4,200SF 2nd Floor 4,200SF
LOWER LEVEL:	220SF Mechanical Space
ZONING:	Business Residential (B-R)
PARKING:	Front and Rear Parking
DELIVERED:	Vacant
TAXES:	\$32,000.00 (2024)
LAND:	.29 Acre
NEIGHBORHOOD:	Ray Catena Lexus, Jeep, Mamaroneck High School, Hammocks Middle School, Hammock Ice Rink, Enterprise, Starbucks, Equinox, McDonald's, Wonder, CVS, Trader Joe's, Stop & Shop, Dunkin', Walgreen s, IHOP, T-Mobile, Larchmont Train Station and many more....



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CONSULTANT
ADDRESS
TEL.
EMAIL
WEBSITE

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TEL.
EMAIL
WEBSITE

[illegible]

DOB APPROVAL STAMP

KEY PLAY

85AL

EXTERIOR ELEVATIONS

DRAWING TITLE:

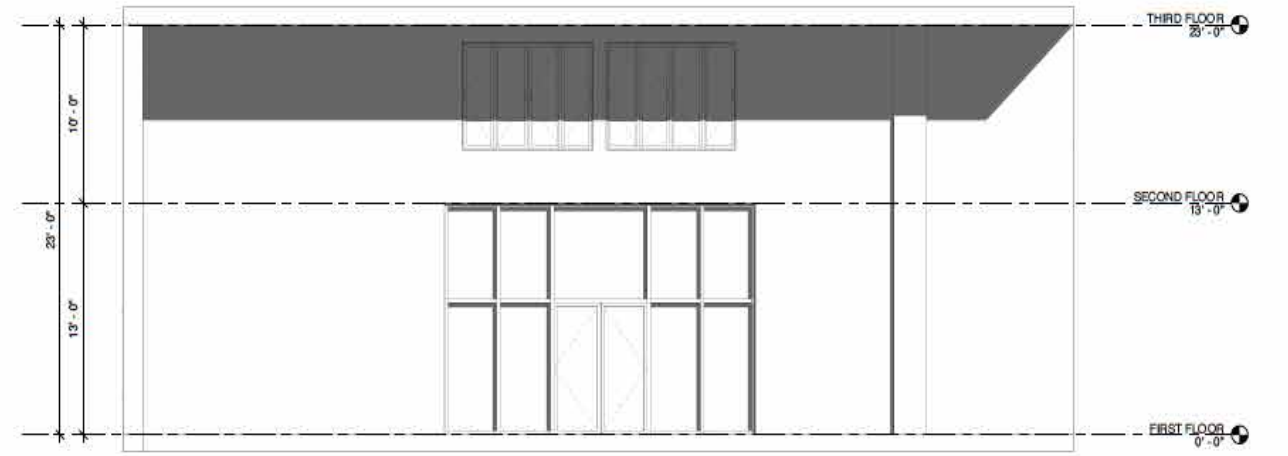
PROJECT NO. Project Number.

OSAWINBY	Author
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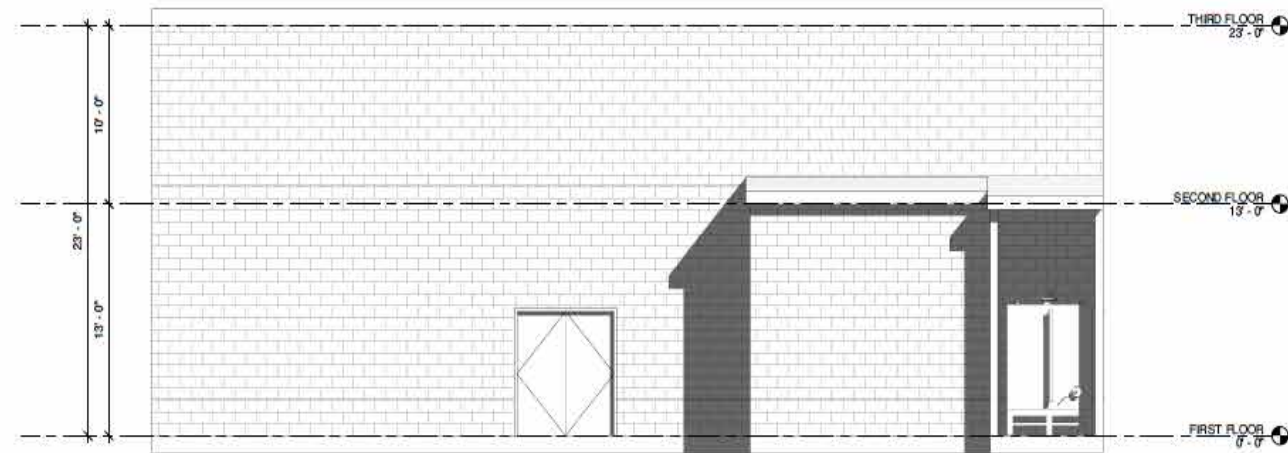
DATE	Issue Date
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SCALE $1/4" = 1'-0"$

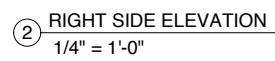
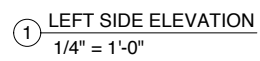
DRAWING NO. **A-200.00**



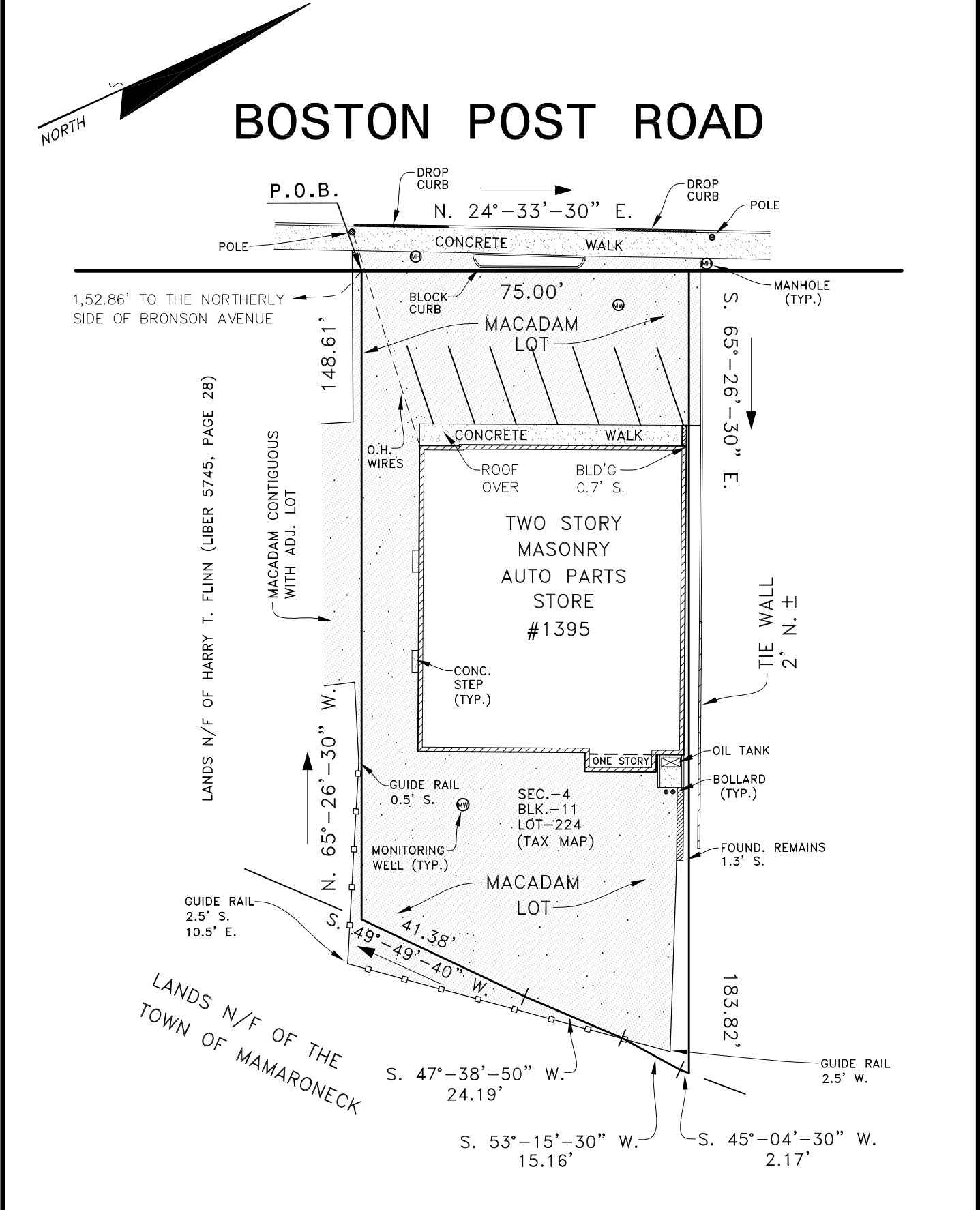
① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



DOB. NO.

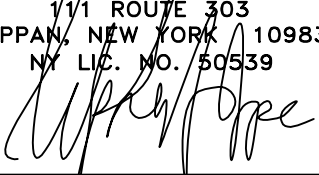


SURVEY OF PROPERTY

#1395 BOSTON POST ROAD

LOT 224, BLOCK 11, SECTION 4

LARCHMONT, WESTCHESTER COUNTY, NY

Certified to: IJAN 2 NY Realty LLC ;	SCALE: 1"=30' DATE: MAY 25, 2022
	STEPHEN F. HOPPE, L.S. LICENSED PROFESSIONAL LAND SURVEYOR 111 ROUTE 303 TAPPAN, NEW YORK 10983 NY LIC. NO. 50539 
Map Reference : Tax Map.	L.S.

