



An Office Investment Opportunity

91 Gleneida Avenue | Carmel, NY

Office Building For Sale

Contact

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Executive Summary



OFFERING SUMMARY

COUNTY	Putnam
BUILDING SIZE	4,584 SF
LOT SIZE	0.34 Acres
ZONING	C
SALE PRICE	\$799,000
TAXES	\$20,154
AVAILABILITY	Immediate

PROPERTY OVERVIEW

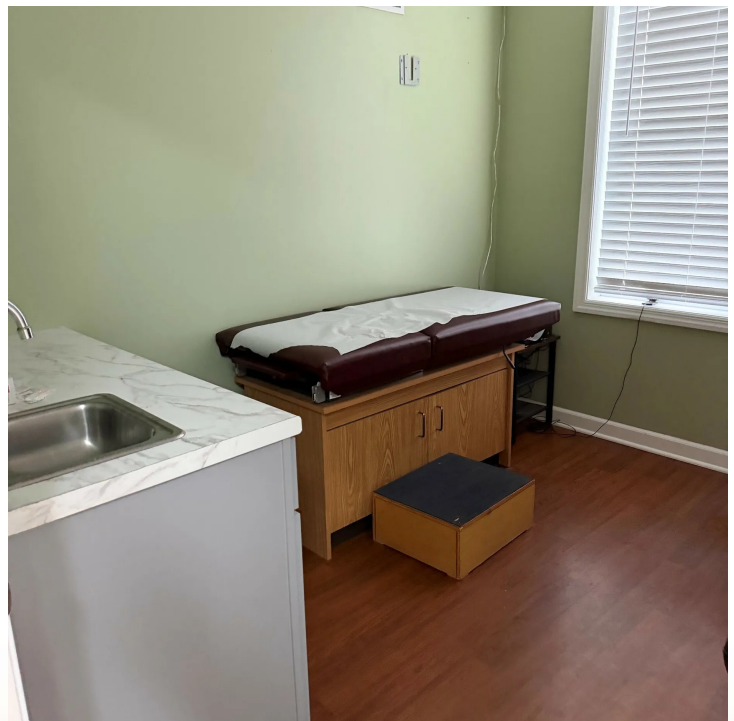
Introducing an exceptional investment and owner-user opportunity in the highly desirable Carmel market. This 4,584± square foot professional office building is ideally situated in a prominent location and is zoned C (Commercial), allowing for a variety of professional office and commercial uses. Designed with flexibility in mind, the building features three levels of bright, functional space with oversized windows that provide abundant natural light throughout. Main Level - Twelve private offices, including nine offices with sinks, making the property ideal for medical, dental, therapy, veterinary, or other professional uses. Spacious reception and waiting area. Handicap-accessible restrooms. Efficient layout designed to accommodate multiple practitioners or a single user. Second Level - Separate entrance potential, allowing for an independent office suite or additional tenant. Dedicated reception area. Flexible floor plan that can be customized to meet a variety of business needs. Third Level - Excellent storage space with the potential for records, equipment, or additional operational support. Parking for up to 20 cars. The building is serviced by an elevator providing access to the second and third floors, enhancing accessibility for employees, clients, and patients.

LOCATION OVERVIEW

Discover the vibrant surroundings of Carmel, NY, and envision the potential for your next commercial investment. Located in a prime area, the property benefits from the scenic beauty of nearby Lake Gleneida and the convenience of local dining options and shops. With easy access to the Carmel Hamlet, Route 6, I-84, investors can capitalize on the strong local community and the area's steady growth.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

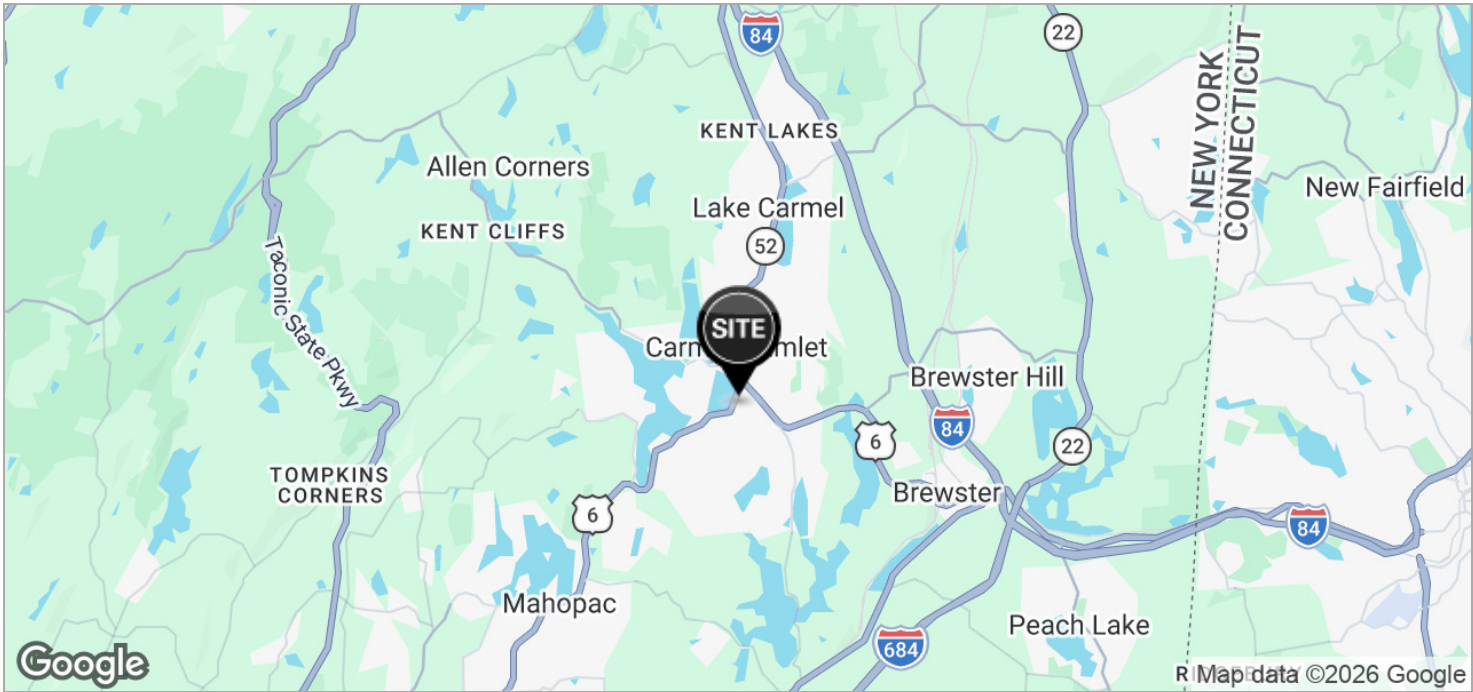
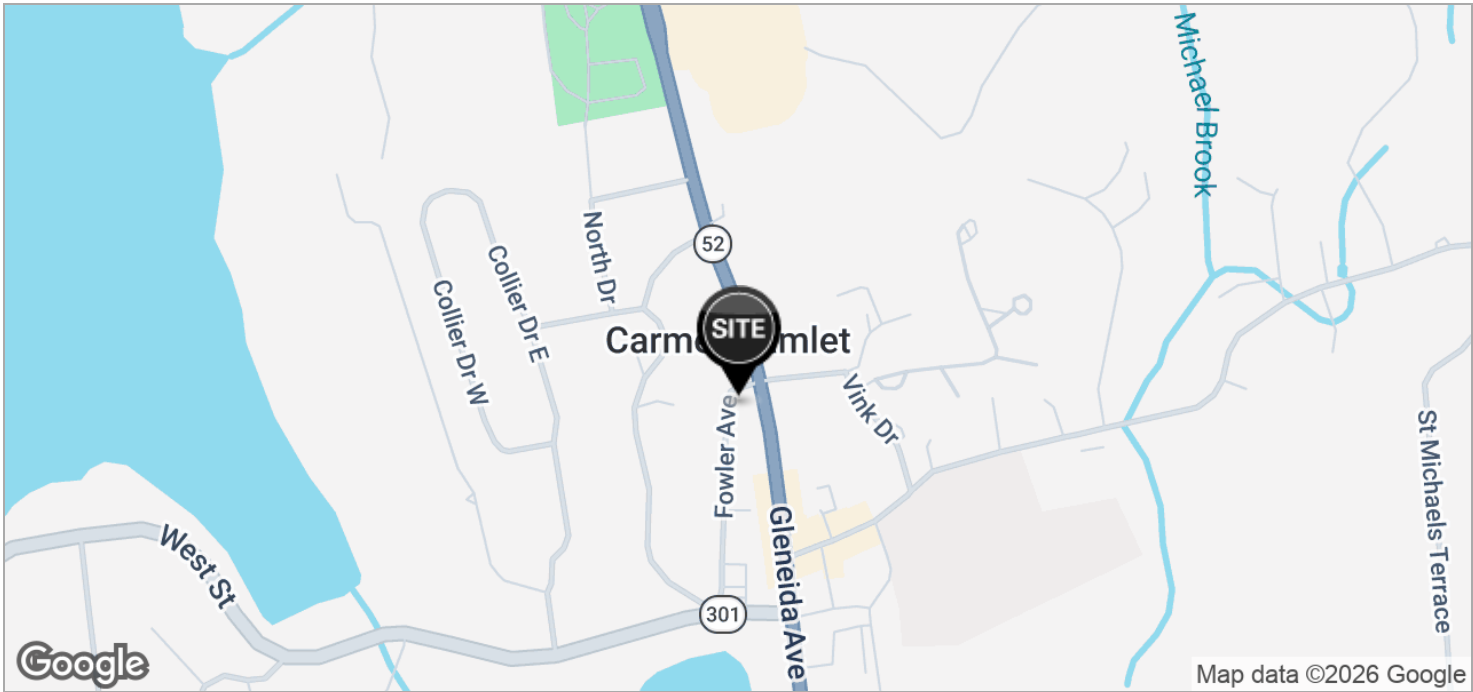
Additional Photos



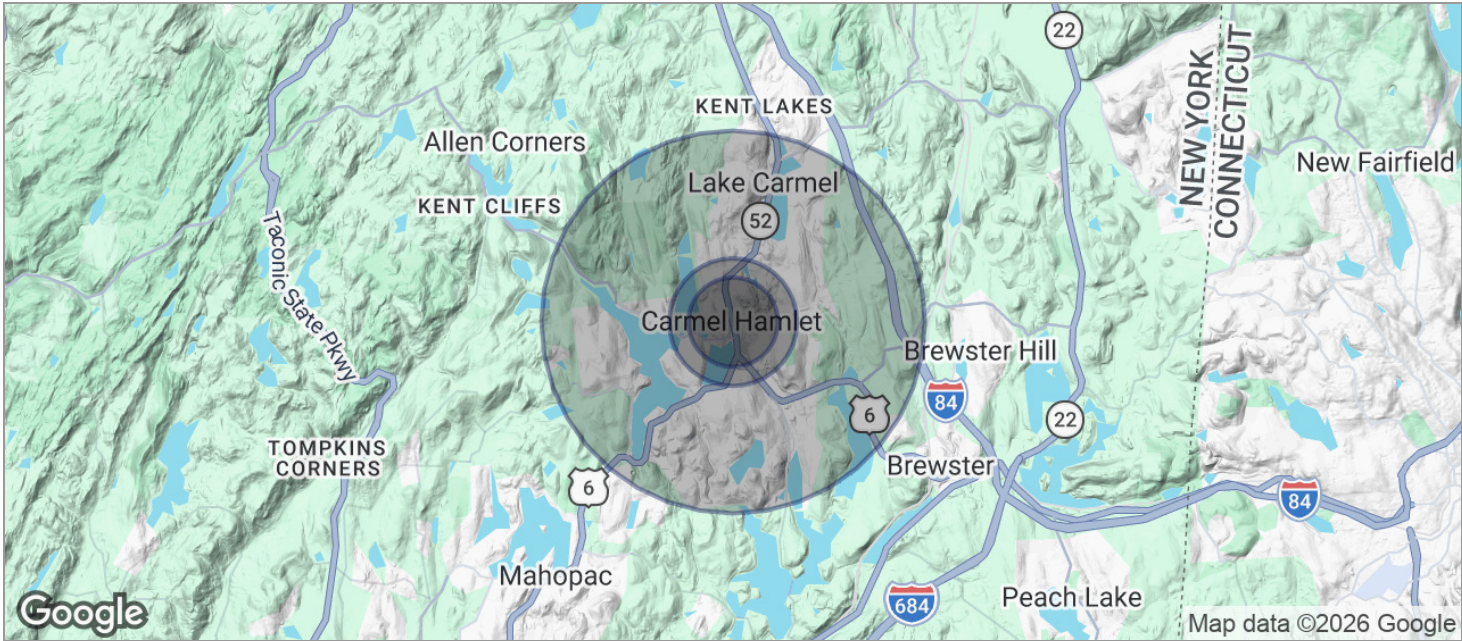
Additional Photos



Location Maps



Demographics Map



POPULATION	0.7 MILES	1 MILE	3 MILES
TOTAL POPULATION	1,145	2,298	17,386
MEDIAN AGE	43.9	44.4	44.1
MEDIAN AGE (MALE)	43.8	44.6	43.4
MEDIAN AGE (FEMALE)	43.1	43.5	44.7
HOUSEHOLDS & INCOME	0.7 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	439	896	6,532
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$134,153	\$128,793	\$136,568
AVERAGE HOUSE VALUE	\$460,884	\$452,081	\$428,943

* Demographic data derived from 2020 ACS - US Census