

Mount Kisco- Building For Sale

221 E Main St Mount Kisco, NY 10549

MIXED USE



PROPERTY DESCRIPTION:

Current tenants include three retail operators: One Stop Wireless, Heads Up Main Street Barber Shop, and Decor Upholstery. Upstairs are 4 residential units; 1 studio and 3 one-bedroom apartments. Lot size is 5,500 SF. The building is well-maintained, with all mechanical systems and the roof in good condition.

The property includes six parking spots in the back. There is significant upside potential in the rental income. This property represents a stable investment in the village of Mount Kisco. Call or email for additional information.

Asking \$1,803,750

FOR MORE INFORMATION PLEASE CONTACT:

Ryan J. Shay

Principal & Managing Broker

80 Theodore Fremd Avenue | Rye, NY 10580 | **914.469.0556** |

ryan@shaypg.com



www.shaypg.com

The information provided herein is prepared by Shay Property Group LLC, a licensed New York State Real Estate Broker, and is intended solely for the addressee(s). This Offering Memorandum does not constitute a commitment by Shay Property Group LLC or any of its affiliates, except as may be set forth in a fully executed written agreement and no guarantee as to the accuracy of this information is expressly or implicitly given hereby; please verify all information.

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PROPERTY PHOTOS



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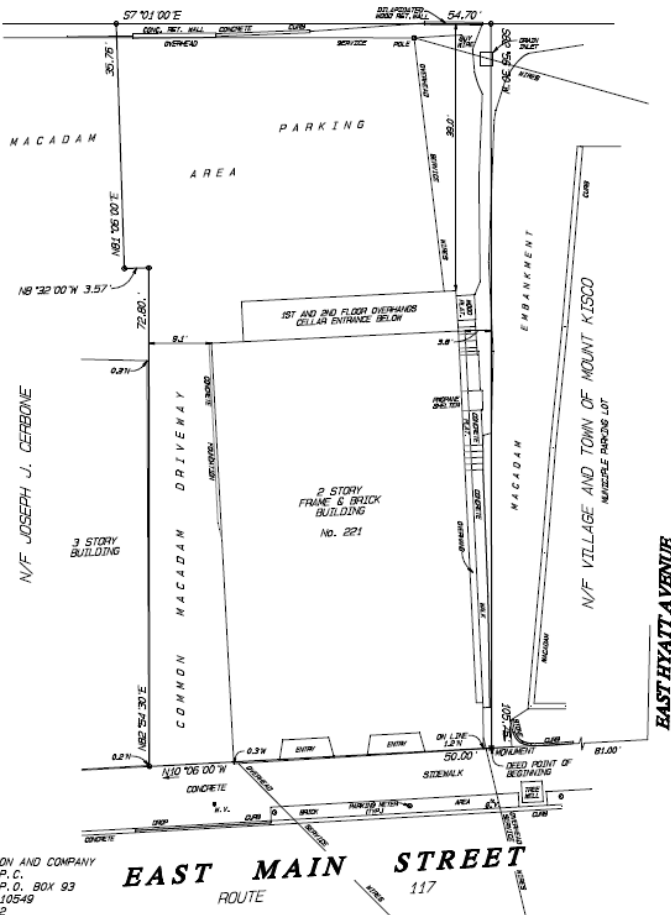


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Survey

N/F VILLAGE AND TOWN OF MOUNT KISCO



Area - 5,500 S.F. or 0.126 Acres.
 Deed Reference: Control No. 542323539
 Tax Identification: Section 80.33 Block 4 Lot 4.
 In accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.
 Unrecorded alteration or addition to a survey map bearing a License and Surveyor's Seal is a violation of Section 2005, Subdivision 2 of the New York State Education Law.
 All certifications are valid for this map and copies thereof only if said map or copies bear the imprimatur seal of the Surveyor whose signature appears hereon.
 The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

SURVEYED: OCTOBER 24, 2018
 MAP PREPARED: NOVEMBER 2, 2018

BY: _____
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
 STEPHEN T. JOHNSON, P.L.S.

SURVEY OF PROPERTY
 PREPARED FOR
**INFINITY HOLDINGS OF
 THE HUDSON VALLEY LLC**

Being the parcel of land with the "Storage Bldg." thereon as shown on a certain entitled "Map of Property Conveyed to Clarence B. Wilcox, etc.," said map being filed in the Westchester County Clerk's Office, Division of Land Records June 26, 1912 as Map No. Vol. 1, 36 Pg 68 Map B.

SITUATE IN THE
VILLAGE AND TOWN OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

H. STANLEY JOHNSON AND COMPANY
 LAND SURVEYORS - P.C.
 42 SMITH AVENUE P.O. BOX 93
 MT. KISCO, N.Y. 10549
 TEL. 914-241-3872
 FAX. 914-241-0438

DATA: FB7-002

PREPARED BY: SMS CHECKED BY: STJ

JOB NO. F18-077

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