



23 Kisona Rd | Mount Kisco, NY

Office Building For Sale

Contact

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July 2024

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	1,520 SF
LOT SIZE	0.172 Acres
ZONING	SC - Service Commercial
SALE PRICE	\$649,000
TAXES	\$8,800
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Available for sale is a business property approved zoning for service commercial. The main floor is garage and additional space for possible office or reception area. The second floor has three (3) offices, common room and bathroom. Third floor is usable though low ceiling, would be ideal for storage. Parking for at least 6 cars.

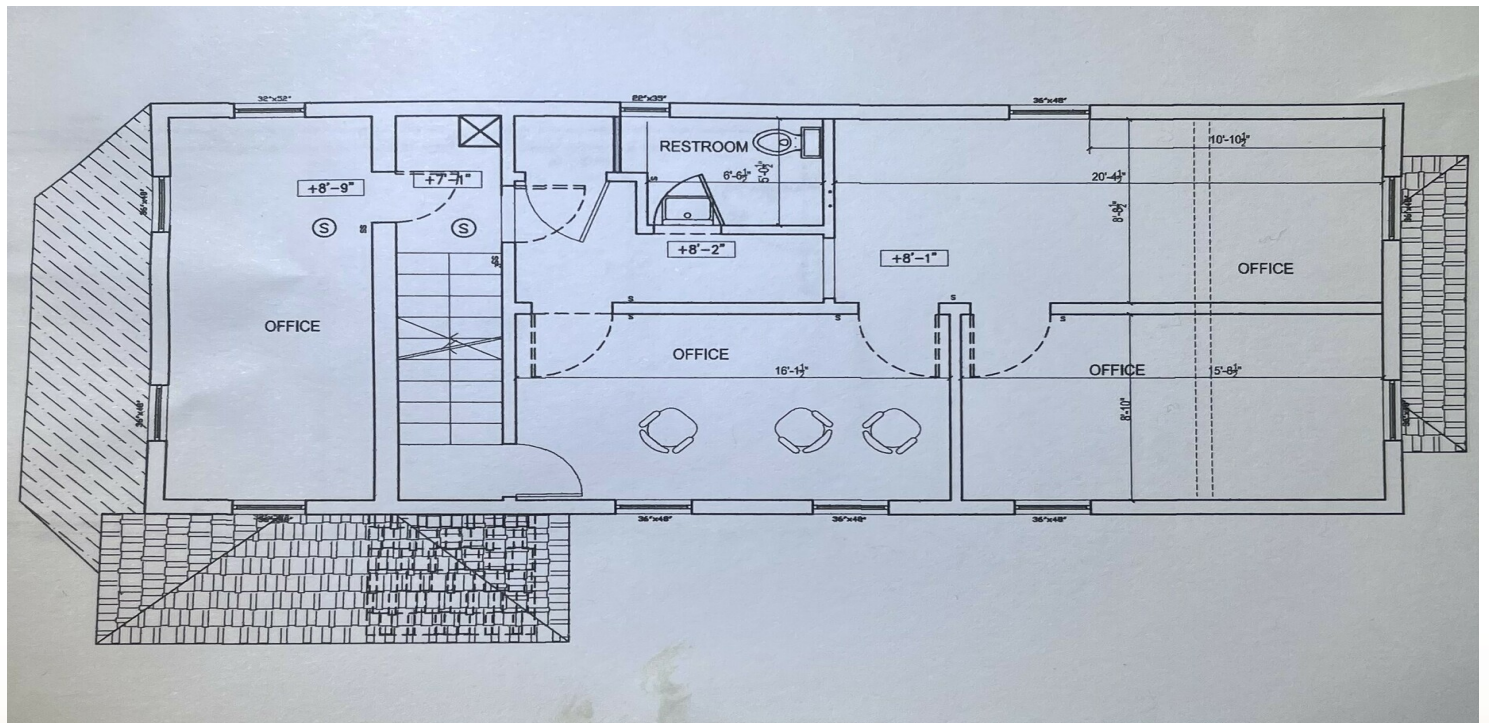
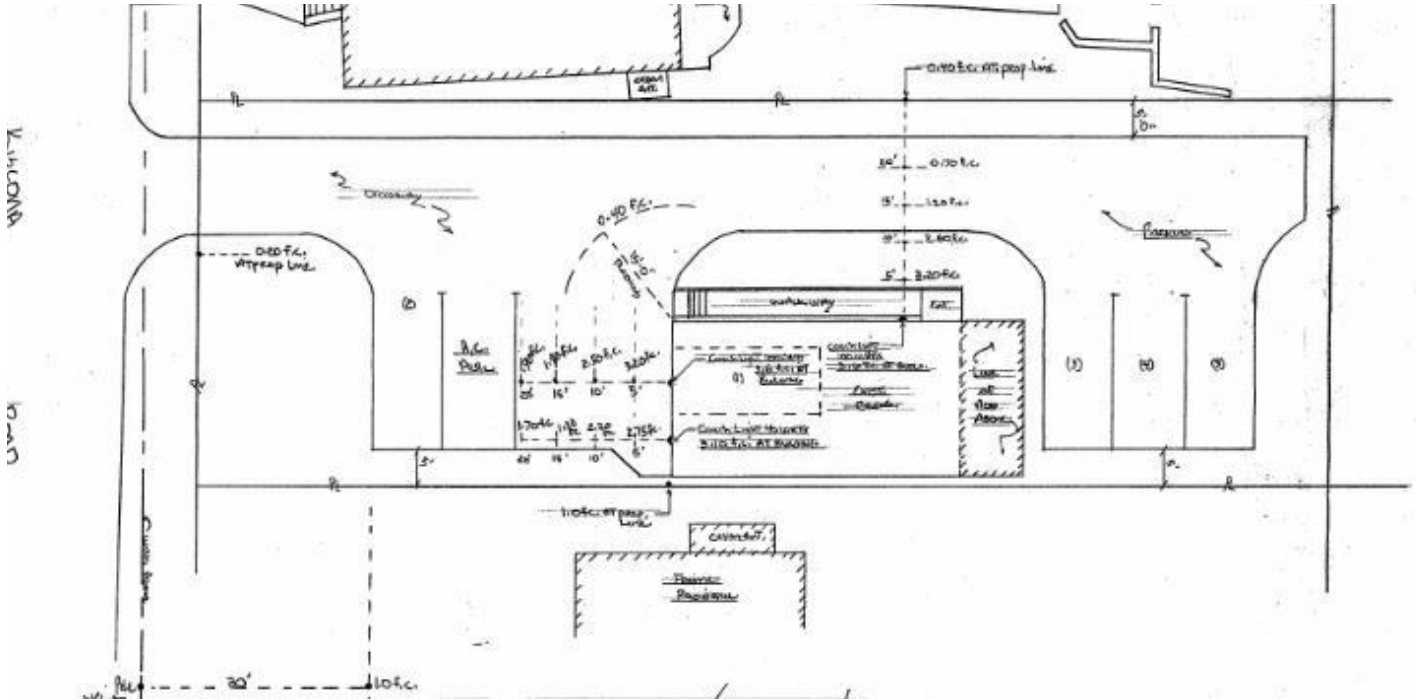
LOCATION OVERVIEW

The property is located on Kisona Road right off of Lexington Avenue. Close to town, railroad, bus, hospital and highways.

Allowable uses include : Administrative, business and professional offices, printing and publishing, automotive and equipment sales, service, repair, veterinary clinics, educational and training facilities, personal service establishments, physical training studios, and wholesale.

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

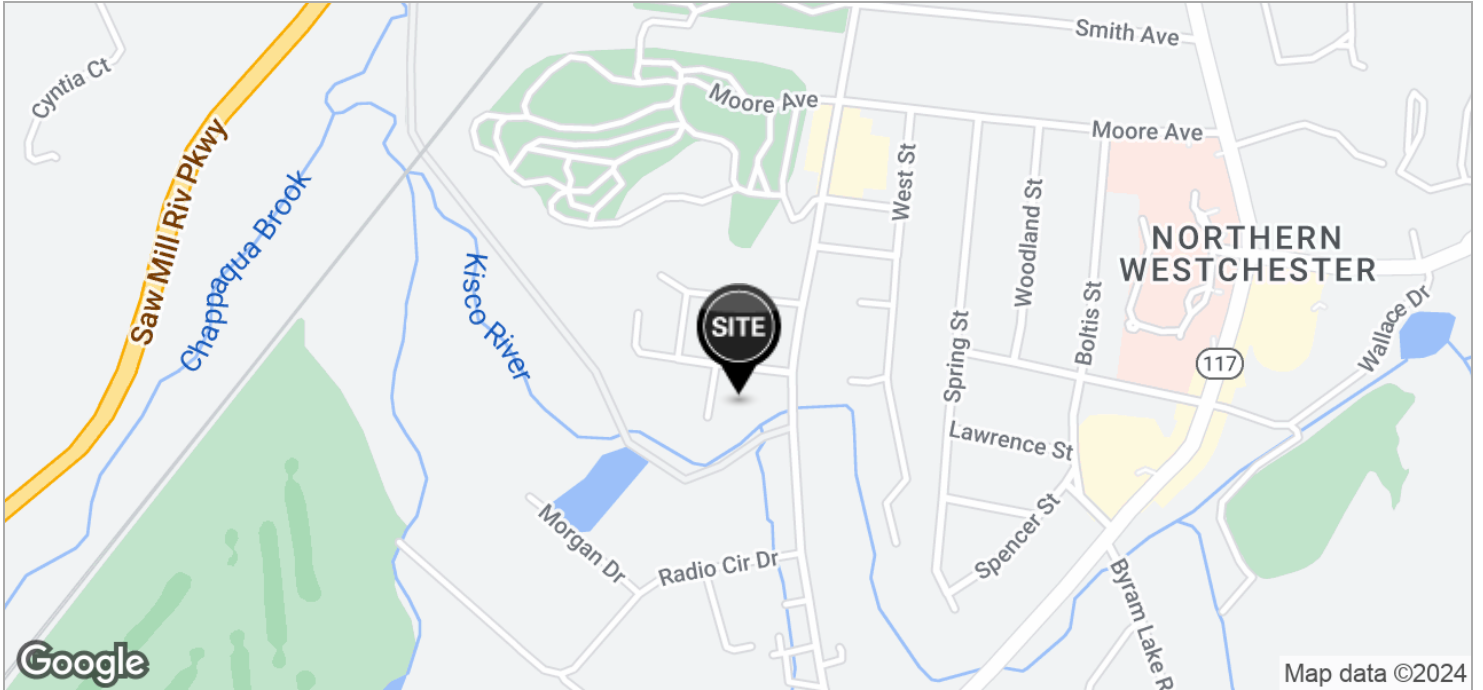
Site Plan and Floor Plan



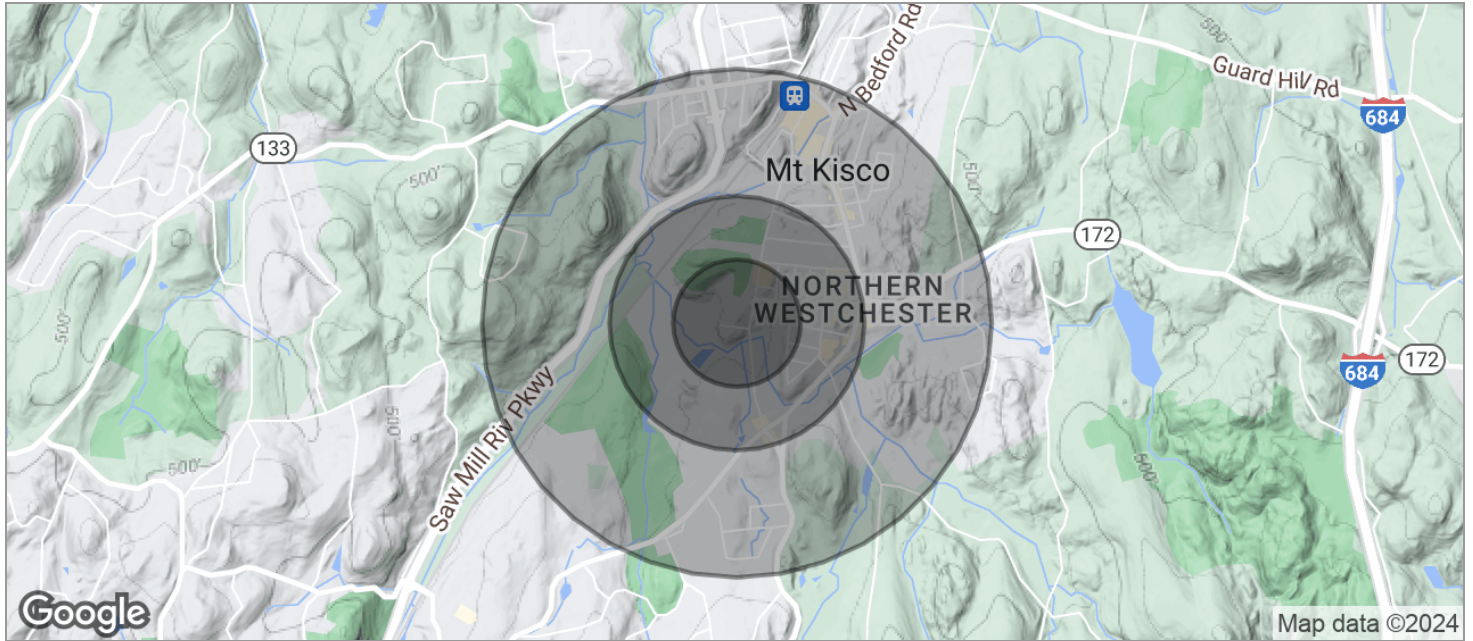
Additional Photos



Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	644	3,515	7,946
MEDIAN AGE	36.2	37.1	41.1
MEDIAN AGE (MALE)	35.9	37.3	41.2
MEDIAN AGE (FEMALE)	39.0	37.6	41.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	208	1,160	2,899
# OF PERSONS PER HH	3.1	3.0	2.7
AVERAGE HH INCOME	\$90,434	\$94,978	\$132,423
AVERAGE HOUSE VALUE	\$526,940	\$504,144	\$511,269

* Demographic data derived from 2020 ACS - US Census