

# MIXED USE OFFERING WITH 3 UNIQUE SPACES!

259 WESTCHESTER AVE, POUND RIDGE, NY 10576



Offered at \$2,499,000

Directly across the street from one of the most notable restaurants in Northern Westchester - The Inn at Pound Ridge by Jean-Georges is this mixed-use offering composed of three unique spaces. A mixed-use property perfect for an end user or Investor!

**PROPERTY OFFERING AT A GLANCE:** (1) A fully renovated main building/showroom/retail with a 1.5M infusion in improvements. (2) Three-bedroom 2-bath exquisite residential rental and (3) Two-story renovated barn.

**PROPERTY DETAILS:**

**(1) RETAIL SHOWROOM:** Expansive showroom and large retail offering with appointed kitchen and bath- this very large open space features wide plank reclaimed hardwood flooring, ample lighting, and an inviting area for work or retail.

**(2) RESIDENTIAL APARTMENT:** Private entry and appointed private outdoor patio space. Incredible design and details with a large great room with a vaulted ceiling. Primary Bedroom showcases a vaulted ceiling, primary bath with claw-foot tub and a walk-in closet.

**(3) TWO STORY BARN:** Entire space has new Heat and AC with first floor garage/storage space/utility room. The second floor offers and large expansive space/studio/office and can possibly be converted to residential.



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COLDWELL BANKER  
REALTY





Directly across the street from one of the most notable restaurants in Northern Westchester - The Inn at Pound Ridge by Jean-Georges is this mixed use offering of 3 unique spaces

*This income-producing property is suited as a strong investment that offers a strong return with long-term tenants in place and room for additional income in the huge, newly renovated storage barn. All tenants to continue leases, encouraging years of guaranteed income and growth.*

## **PROPERTY OFFERING:**

- (1) A fully renovated main building & showroom with a 1.5M infusion in improvements*
- (2) Three-bedroom, 2-bath, exquisite residential rental with private entrance*
- (3) Two story, completely renovated barn that can be additional income*

## **NEWLY RENOVATED RETAIL SHOWROOM:**

- HVAC/forced heating system
- Reclaimed solid oak wide plank wood floors
- Windows, doors, bathrooms, kitchen
- Steel beams in basement installed for structural integrity
- Plumbing, electrical, framing, insulation, roof, and custom closet designed millwork
- Newer appliances and kitchenette

## **UPGRADED DESIGNER APARTMENT:**

- HVAC/forced air heating system
- Windows, doors, bathrooms, kitchen
- Plumbing, electrical, framing, insulation, roof and custom closet designed millwork
- Fully restored kitchen with top-of-the-line plumbing fixtures and appliances

## **COMPLETELY RESTORED STORAGE BARN:**

- HVAC/forced heating system
- Windows, doors
- plumbing, electrical, framing, insulation, roof

## **BUILDING/SITE FEATURES:**

- Fully fenced in garden space
- Custom integrated camera security system with web-based monitoring



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**Real Estate that is JustinCredible**

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# COLDWELL BANKER REALTY

REVENUE	MONTH	YEAR
Main Showroom	\$ 10,000	\$ 120,000
Upstairs Apartment	\$ 6,500	\$ 78,000
Two Story Barn	\$ 2,000	\$ 24,000
<b>TOTAL REVENUE</b>		<b>\$ 222,000</b>

EXPENSES	MONTH	YEAR
RE Tax	\$ 1,997	\$ 23,961
Insurance	\$ 1,250	\$ 15,000
HVAC Maintenance	\$ 150	\$ 1,800
Landscape/ Snow	\$ 650	\$ 7,800
Building Maintenance	\$ 100	\$ 1,200
Garbage	\$ 275	\$ 3,300
CAM	\$ -	\$ -
Other	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 4,422</b>	<b>\$ 53,061</b>

<b>NET INCOME</b>	<b>\$ 168,939</b>
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<b>LIST PRICE - BUSINESS</b>	<b>\$ 2,499,000</b>
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<b>CAP</b>	<b>6.8%</b>
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### Contact Information

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