



Functioning Animal Hospital

193 Tarrytown Road (Route 119) | White Plains, NY

Prime Location For Sale Or Lease

Contact

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August 2024

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	2,800 SF
AVAILABLE SF	2,800 SF
LOT SIZE	0.209 Acres
PARKING	12 cars
DAILY TRAFFIC COUNTS	52,163 Cars
ZONING	DS - Designed Shopping
SALE PRICE	\$1,500,000
TERMS	\$12,500 Mo. NNN
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Equipped veterinary hospital available for purchase or longer term lease or daily rental. Currently used as animal dermatology and allergy specialties. The building has 1 surgery room, large treatment room, 1 office, 2 exam rooms. Equipment included: 2 anesthesia machines, 1 Philips ultrasound machine, 2 electronic monitors (BP/Cardiac), 2 instrument stands, rolling shelves, electronic scale, microscope, 16 stainless steel cages, 3 IV pumps, 1 digital x-ray machine, 3 exam tables, 6' freezer & small freezer, 4 refrigerators, battery system backup, dog beds, locks, sterilizer machine and much more.

LOCATION OVERVIEW

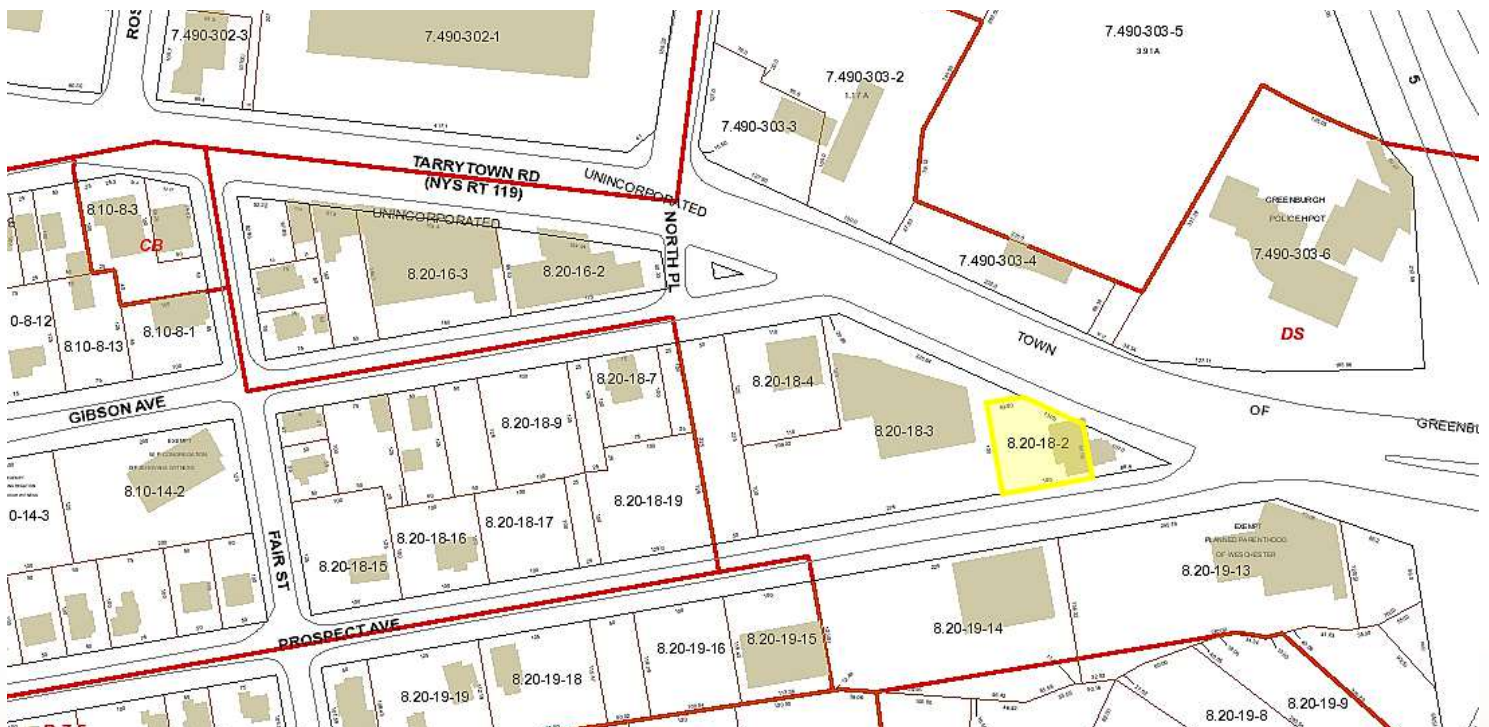
Prime Westchester County Location - Located just west of downtown White Plains on Route 119 (Tarrytown-White Plains Road), one of the primary retail corridors in Westchester County, the property is situated on the southerly side of Tarrytown Road between Gibson Avenue to the west and Prospect Avenue to the east in the Town of Greenburg. Accessible from both 1-287 and Bronx River Pkwy, and Central Avenue (Rte. 100). Neighbors include Emergency Vet Care, Greenburg Police, BJ's Wholesale Club, PGA Tour Superstore, Home Goods, PetSmart, Five Below, and DSW.

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

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PROPERTY FOR LEASE / PROPERTY FOR SALE

Additional Photos



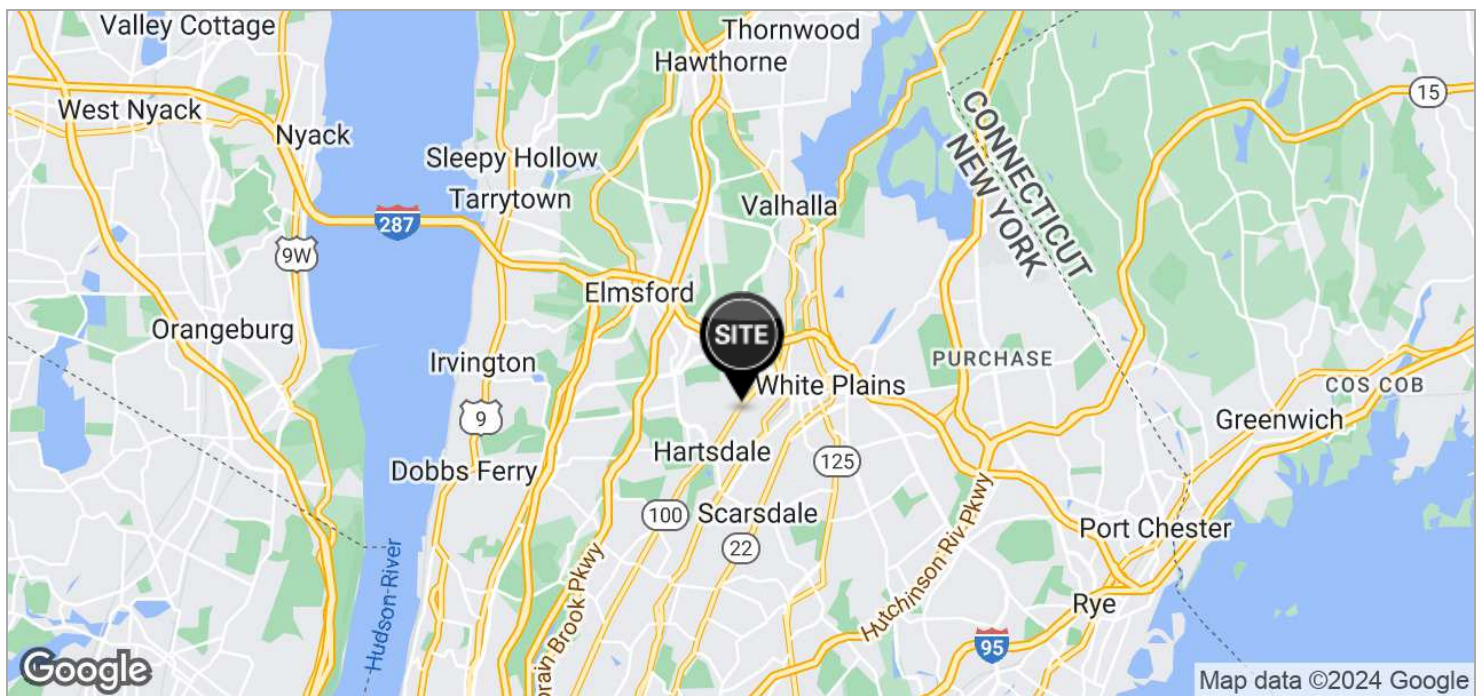
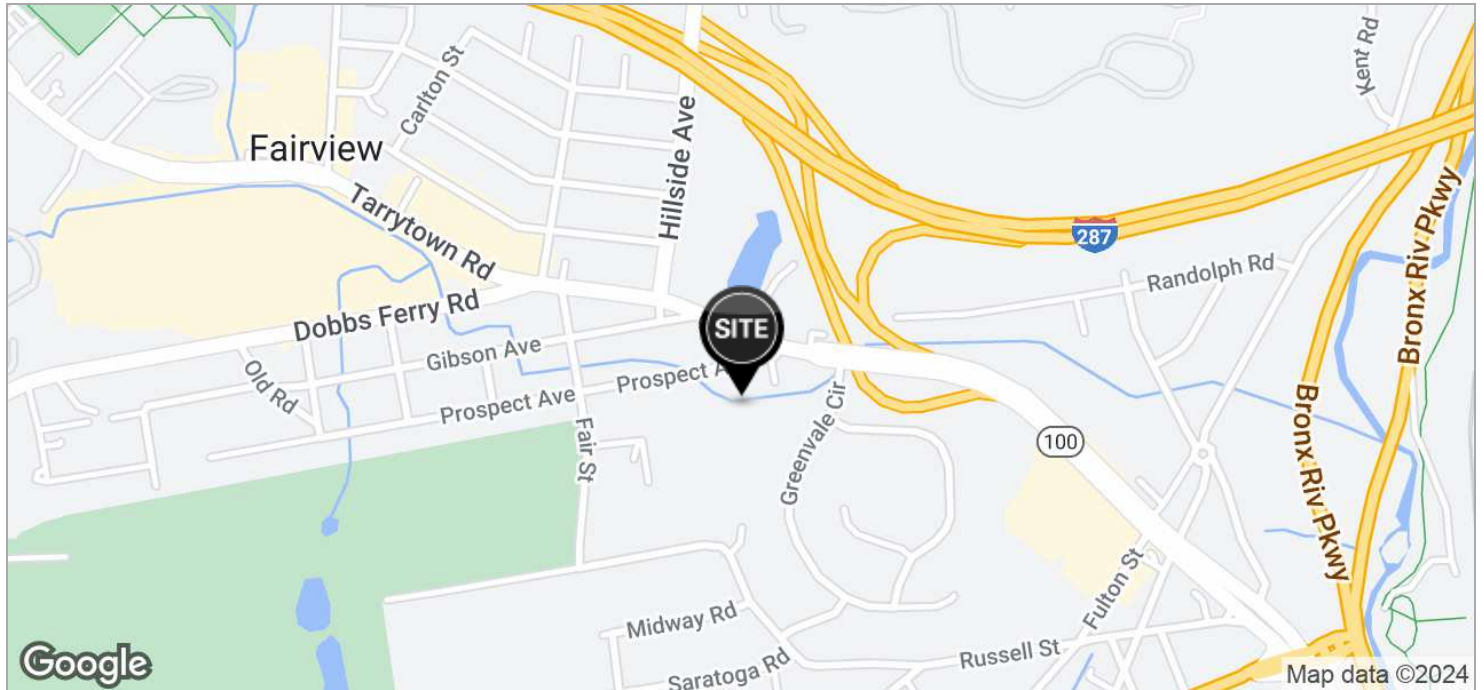
Additional Photos



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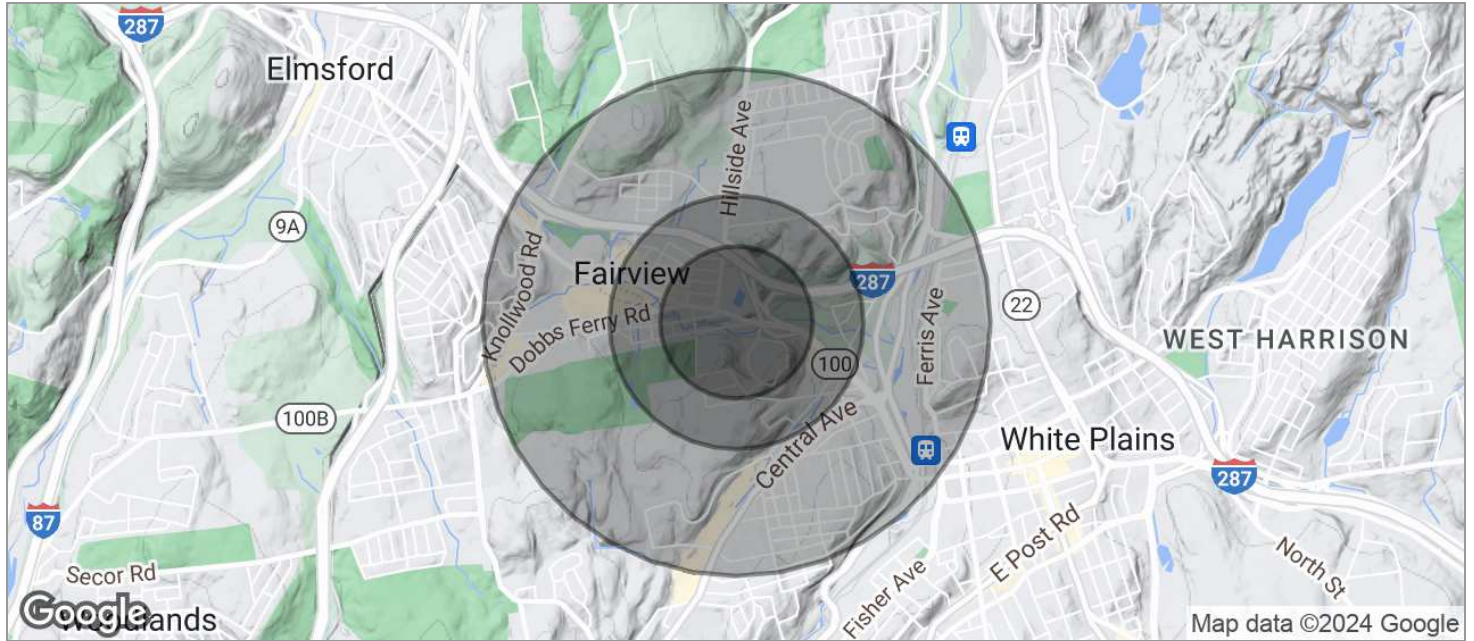
Location Maps



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PROPERTY FOR LEASE / PROPERTY FOR SALE

Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	909	2,765	8,246
MEDIAN AGE	42	43	43
MEDIAN AGE (MALE)	40	41	41
MEDIAN AGE (FEMALE)	44	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	378	1,146	3,321
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$180,605	\$188,830	\$197,512
AVERAGE HOUSE VALUE	\$682,299	\$686,696	\$768,983

* Demographic data derived from 2020 ACS - US Census