



## BUILDABLE LOT/INVESTMENT OPPORTUNITY

### 189 Brook St, Scarsdale, NY

Great property with great potential due to its location in a high-traffic, walkable area. Being situated in an RB (Retail Business) zone means there are versatile options for its use, ranging from residential to commercial spaces. The lot size of 101' x 48' also provides room for potential development, such as constructing a 3-4 story building with a size of over 6,000 sqft. This could open up various opportunities for businesses, offices, or even residential units.

- ZONED FOR COMMERCIAL & RESIDENTIAL USE
- PLANS IN PLACE FOR CONSTRUCTION
- 5,000 SQ FT LOT TOTAL
- TOTALLY VACANT



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
WESTCHESTER | HUDSON VALLEY  
COMMERCIAL DIVISION



# CHRISTIE'S

INTERNATIONAL REAL ESTATE

WESTCHESTER | HUDSON VALLEY

COMMERCIAL DIVISION

Topographical  
survey  
of

ARISTOTLE BOURNAZOS, P.C.  
LAND SURVEYORS - PLANNERS

Lot Nos. 13 & 14, Block 8-B as shown on "Property of North End Land Improvement Company as Amended" situated in the Town of Eastchester, Westchester County, New York.

20 CEDAR STREET  
NEW ROCHELLE  
NEW YORK 10801  
(914) 633-0100



LICENSED IN  
NEW YORK  
NEW JERSEY  
CONNECTICUT

Filed in the Westchester County Clerk's Office Division of Land Records on Apr. 11, 1900 as Map No. 1979.

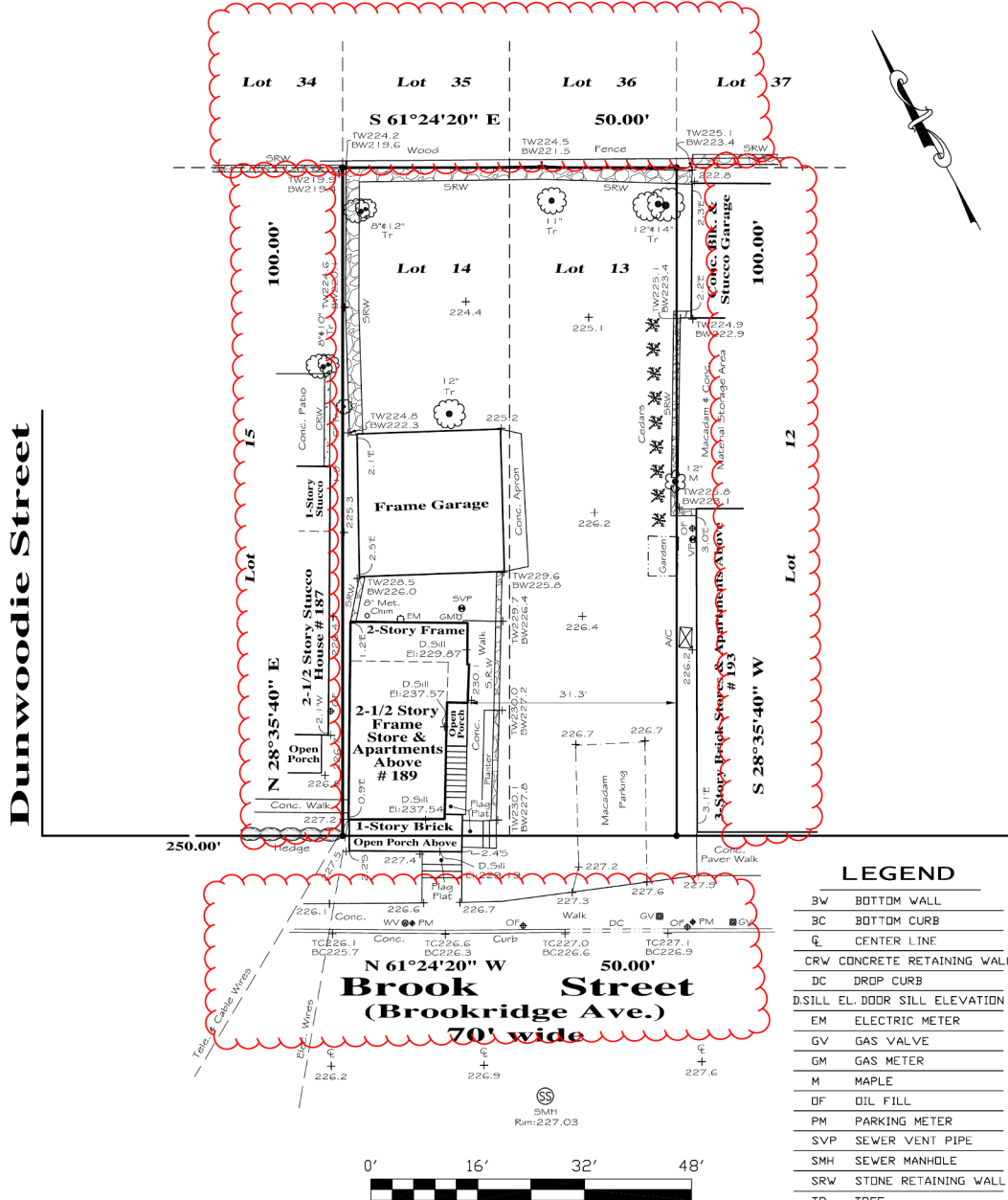
I have located all existing buildings and lines of possession and have shown their positions hereon.

Survey completed: May 08, 2019  
Map Drafted: May 16, 2019

on scale of one inch to 16 feet.

L.S., N.Y.S. Lic. # 46553

I hereby certify this survey to:



Guarantees or certifications indicated hereon shall run only to the person or persons for Whom the survey is prepared, and on his behalf to the title company, government agency and lending institution listed hereon. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or additions to this survey map are a violation of section 7209 sub-section 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report.

Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

"Brook 189"  
C19-44