

2175 CROMPOND ROAD &
2084 BALWDWIN ROAD

Yorktown Heights, NY 10598

Offering Memorandum
Presented By: Robert Lella & Craig S. Ruoff



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Executive Summary

Colliers is pleased to present the opportunity to purchase a property in Yorktown Heights, New York.

The subject property is currently home to a successful day care center.



Colliers is pleased to present this opportunity to acquire the fee simple interest in a unique offering located at 2175 Crompond Road and 2084 Baldwin Road in Yorktown Heights in Westchester County, New York. It is one of the rare sites available in the affluent Westchester County.

The property is currently owner occupied and operates as a NAEYC accredited early childhood center serving children 18 months through kindergarten. The center also provides a full-day summer program for children 18 months to 6 years of age.

The property consists of two (2) two-story buildings totaling 17,726 SF of NRA located on two tax lots totaling 43,474-SF at the corner of Crompond Road and Baldwin Road in Yorktown Heights, Westchester County New York. Each building sits on its own tax lot.

Investment Highlights

- A rare opportunity for a purchaser to acquire a prime site with substantial potential
- The property is suitable for a wide range of users across a broad spectrum of industries
- The prime location and the in-place infrastructure presents an exceptional opportunity for an owner or user
- Property will be delivered vacant

Property Specifications



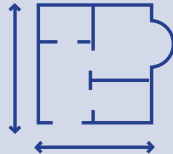
PROPERTY ADDRESSES

2175 Crompond Road
2084 Baldwin Road
Yorktown Heights, NY



TOTAL LOT SIZES

43,474 SF



TOTAL BUILDING AREA

+/-17,726 SF

2175 Crompond Road 9,452 SF 2 stories

2084 Baldwin Road 8,274 SF 2 stories



ZONING

R1-20; One-Family
Residential



2084 Baldwin Road

2175 Crompond Road

Property Overview

The Property

The entire property is identified on the assessment records as 2175 Crompond Road and 2084 Baldwin Road Yorktown Heights, NY. The property is currently used as a day-care facility. There are a total of two (2) buildings of varying construction and size totaling approximately 17,726 SF.

Tax Parcel

37.14-1-80 (2715 Crompond Road)

37.14-1-79 (2084 Baldwin Road)

The Town of Yorktown is the local municipality with zoning authority.

Superior Location

The Property, is located in the enclave of Yorktown Heights within the town of Yorktown and fronts on Crompond Road and Baldwin Road. Yorktown Heights is conveniently located in Northern Westchester with easy access to New York City and Southern Connecticut, making it a great place to live for commuters.

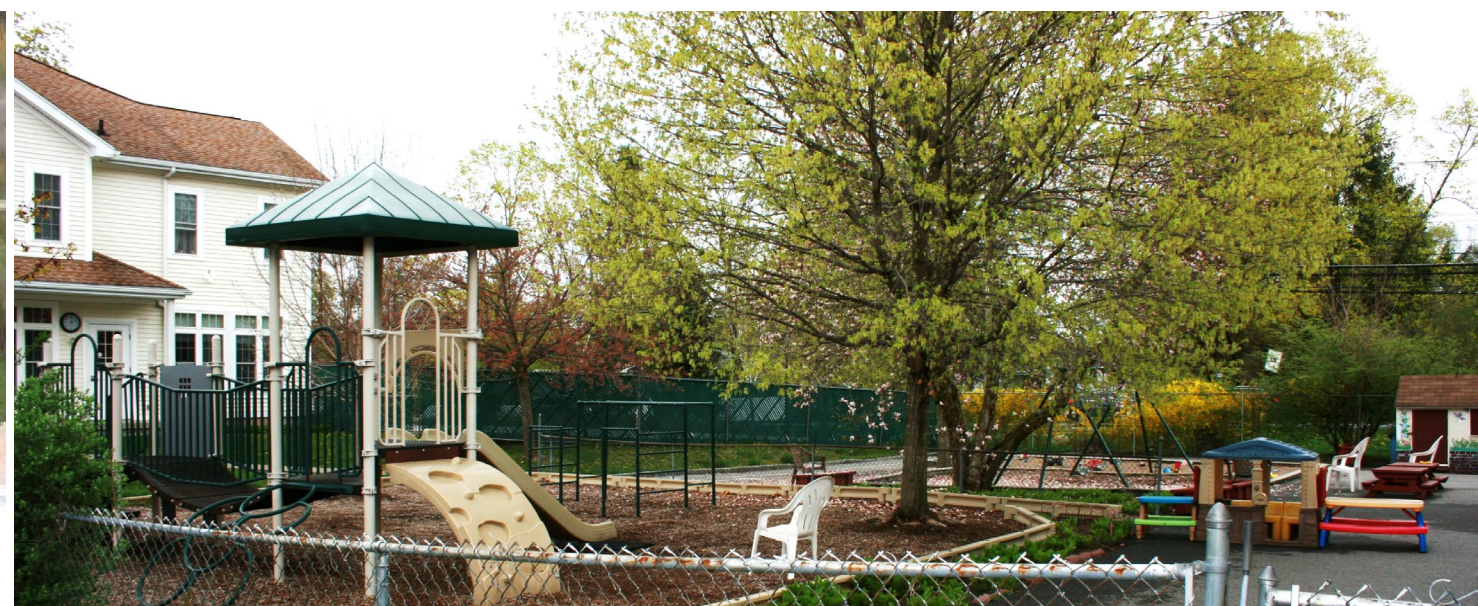
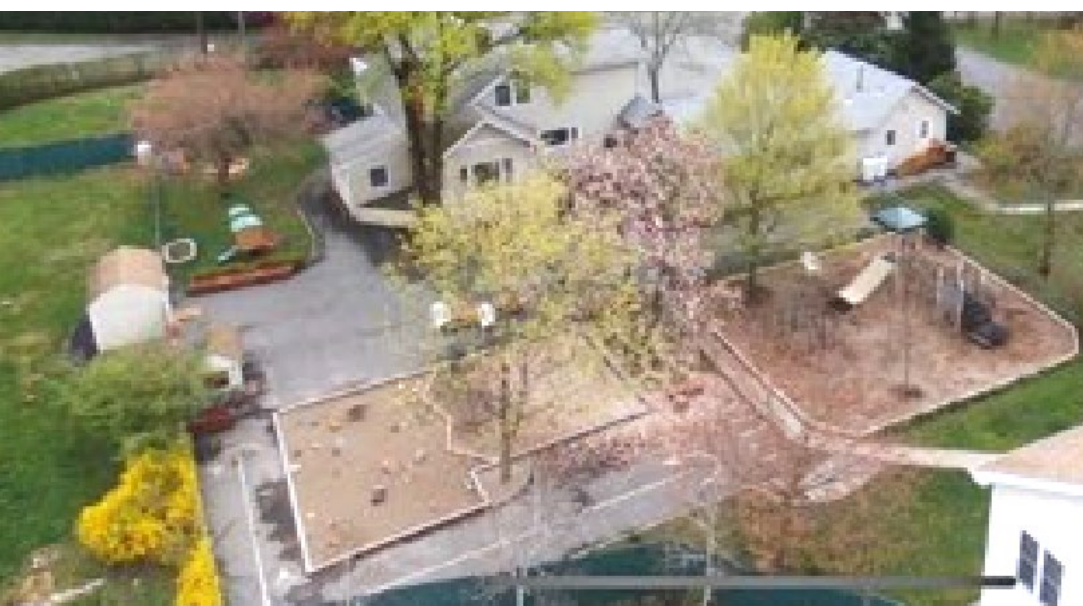
This offering represents a chance for a buyer to purchase a fee simple ownership of a significant parcel of land in a market with limited availability and abundant possibilities.



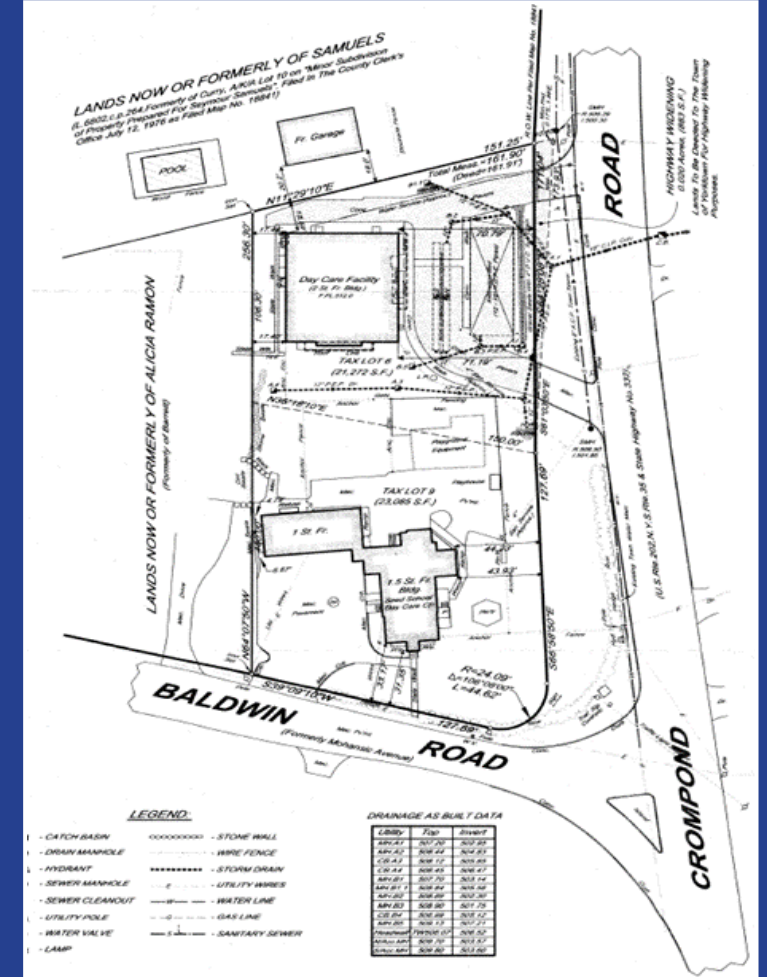
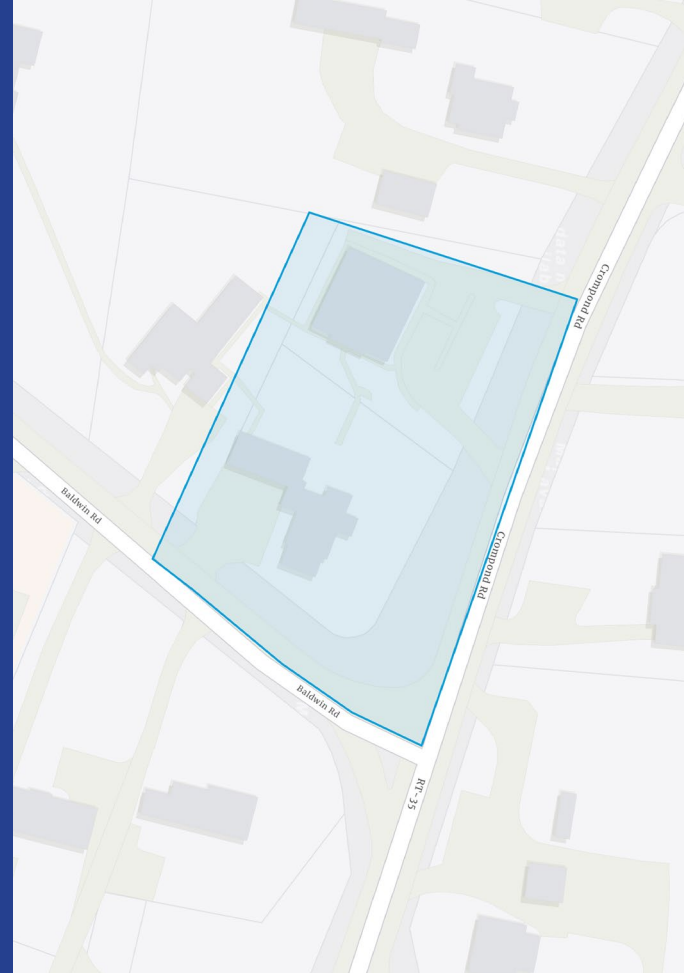
Property Photos



Property Photos

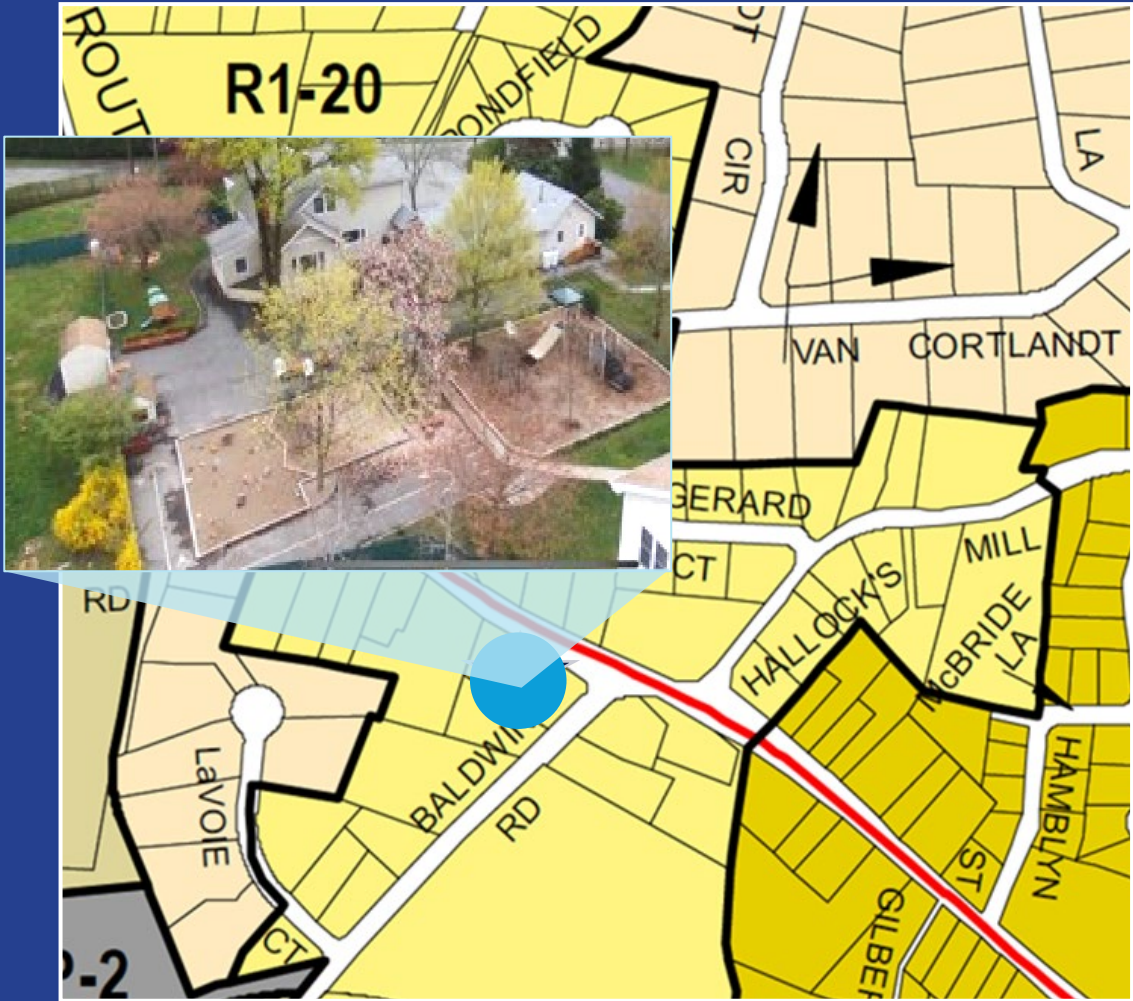


Property Overview Site Plan



Property Overview

Zoning Summary



Zoning	R1-20 (One-Family Residential Districts)
Permitted Main Uses	One single-family dwelling per lot; public schools,
Special Permit Uses	Religious institutions; day-care facilities; nursing homes; golf & country clubs; private schools; for additional uses please see Town of Yorktown Zoning Code
Minimum Lot Area	20,000 SF
Lot Width	100 feet
Lot Depth	100 feet
Front Yard	40 feet
Side Yard	15 feet
Rear Yard	40 feet
Maximum Height	35 feet
Minimum usable floor area	800
Maximum building coverage	20%

Market Overview

Yorktown Heights



Educational Facilities

The properties are located in the Yorktown Central School District. Three public elementary schools, one middle school, and one high school serve the Yorktown Central School District.

Municipal Services

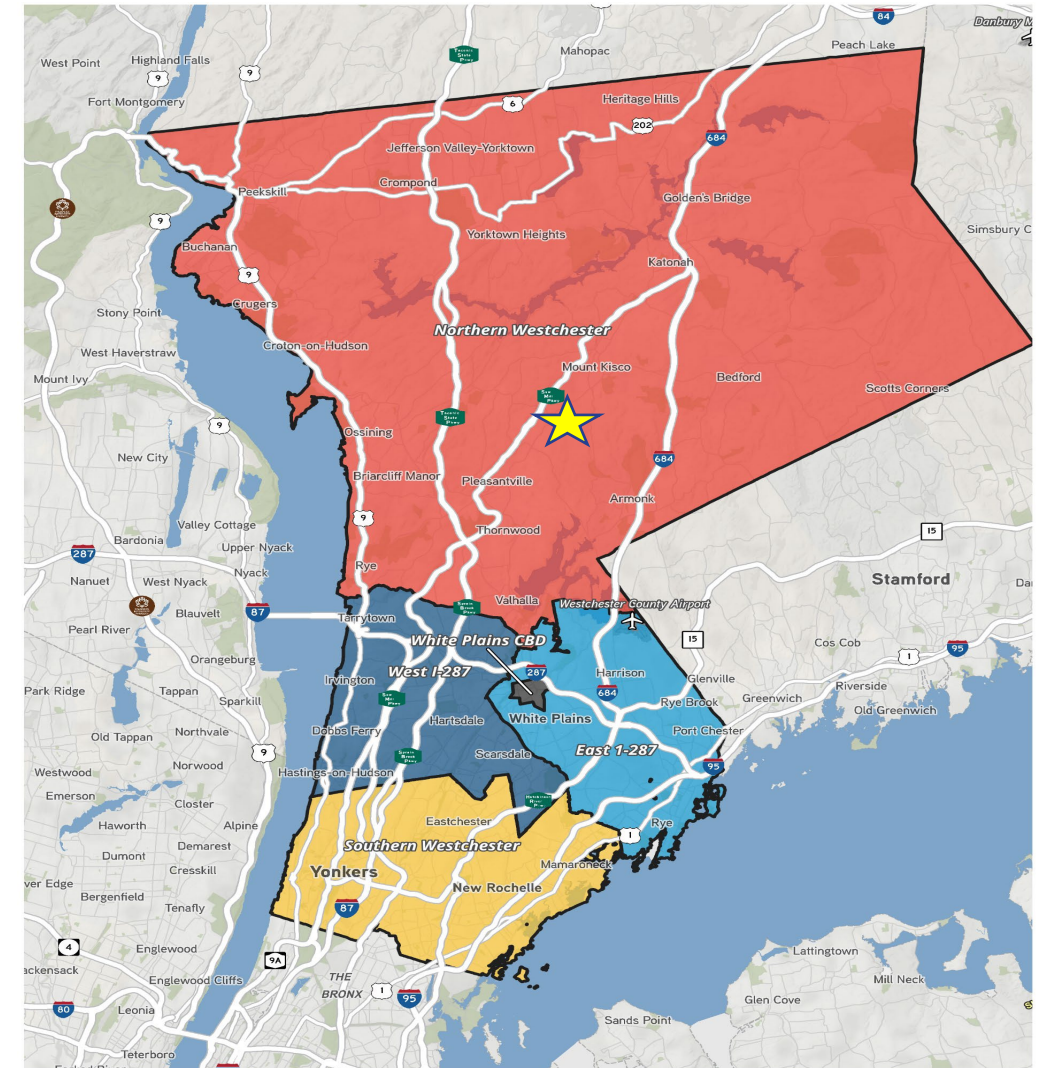
Police, fire protection, water, sanitation, snow removal and street maintenance services are provided by the town of Yorktown. Public transportation is available near the subject property. The Taconic State Parkway is approximately 1.5-mile away, allowing ease-of-access up and down Westchester County and Manhattan within an hour.

Market Overview

Westchester County

The subject property is in Yorktown Heights, within Westchester County. Westchester County is an area in the Hudson Valley north of New York City, with miles of waterfront along the Long Island Sound and the Hudson river. It shares a border with Fairfield County, CT to the East, the Bronx to the South and Putnam County to the North. New Rochelle is a city neighborhood, in 10 square miles.

Westchester is one of the most populated counties in the state after NYC and its boroughs. Situated in the Northern portion of Westchester County, the property boasts easy access to the area's major metropolitan centers such as New York City and White Plains, as well as the county's numerous amenities. This Yorktown Heights assemblage benefits from its superior location to major highways.





Market Overview

Demographics

Local Demographics	1 Mile Ring	3 Mile Ring	Westchester County	State of New York
Population Overview				
Total Population	3,823	24,803	950,859	19,625,500
Total Households	1,393	8,296	348,721	7,482,516
Household Value				
Median Home Value	\$547,075	\$563,697	\$619,656	\$380,078
Average Home Value	\$564,925	\$614,799	\$774,785	\$517,498
Income Overview				
Per Capita Income	\$55,846	\$72,449	\$58,178	\$40,452
Household Income: Median	\$113,442	\$158,800	\$104,243	\$72,042
Household Income: Average	\$151,928	\$215,882	\$158,337	\$105,784



Offering Procedure

Asking Price

Colliers requests that all interested parties submit bids in writing.

Offer Information

Offers **must** include the following information:

- ☒ Purchase price
- ☒ Deposit amount
- ☒ Due Diligence period
- ☒ Closing date
- ☒ Financing approval process

Inspections are by appointment only with the Owner's Exclusive Agent.

Disclaimer

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the expressed written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Broker as a “Registered Potential Investor” or as a “Buyer’s Broker” for an identified “Registered Potential Investor”. The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

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The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest of confidence and shall be returned to the Broker or the Seller promptly upon request; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Broker.

Seller will be responsible for any commission due to Broker in connection with a sale of the Property. Any Buyer’s Broker must provide a registration signed by the recipient acknowledging said Broker’s authority to act on its behalf. If a cooperating broker procures the eventual purchaser, agent agrees to a commission split pursuant to the terms of a separate agreement. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



Contact Information

For more information on this property or to arrange a property tour, please contact Robert Lella or Craig Ruoff of Colliers.

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