



An Office Investment Opportunity

234 N Central Ave | Hartsdale, NY

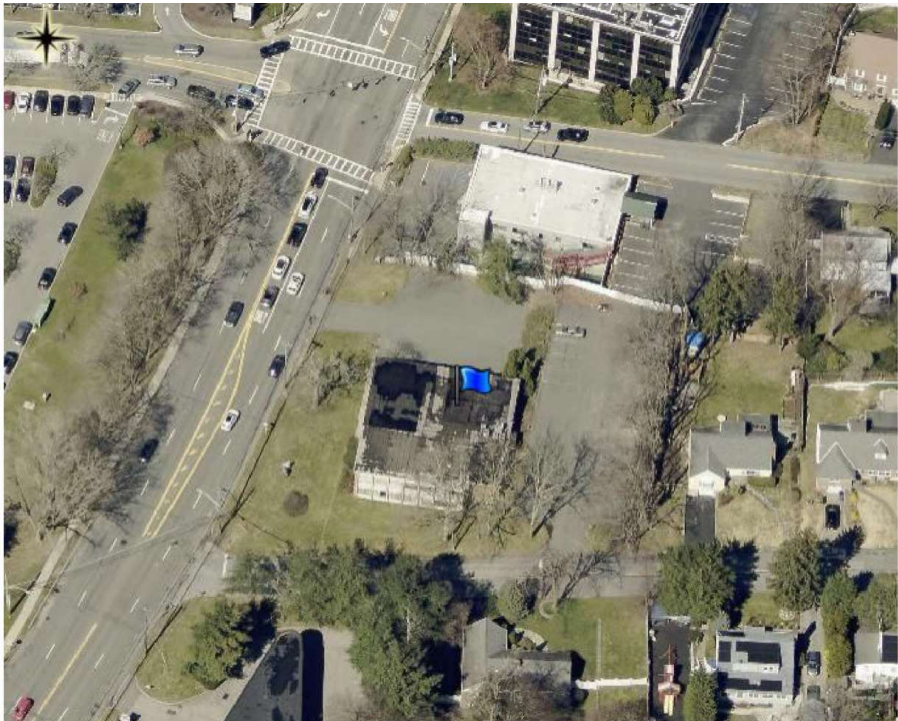
Office Building For Sale

Contact

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Fall, 2025

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	11,586 SF
LOT SIZE	.8 Acres
ZONING	CA
SALE PRICE	\$2,800,000
PARKING	45 Cars
TAXES	\$52,234
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Introducing a stable investment opportunity at 234 N Central Ave, Hartsdale, NY, 10530. This timeless office building, is perfectly positioned in the sought-after Hartsdale area in Westchester County. Zoned CA, it offers versatile possibilities for a savvy investor seeking an investment opportunity with future value. With a robust foundation and abundant space, this property presents unmatched potential for a user-establishing a well positioned office space. The property sits on .8 acres and can accommodate 45 cars on the upper and lower lots.

This is a multi-tenant office building with a total of seven tenants across the two floors.

LOCATION OVERVIEW

Found on the northeast corner of N. Central Avenue and Alexander Street in the Town of Greenburgh. The property has access via State Route 100 / N. Central Ave., Route 119, offering access to the Cross Westchester Parkway, Bronx River Parkway. Metro North train stations are within 1.5 miles of the property; White Plains train station and the Hartsdale train station.

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Additional Photos

234 N. Central Avenue Rent Roll

6/1/2025

	SF	Suite #	% occupancy	per month	per year	Per SF	Lease Exp.
Income							
Dr Salazar	1,288	201	10.97%	\$ 2,791.00	33,492	\$ 26.00	M2M
WCLA	713	207	6.07%	\$ 1,386.00	16,632	\$ 23.33	2/28/2026
Gymtime	1,860	200	15.85%	\$ 3,565.00	42,780	\$ 23.00	2/28/2028
Baliage Beuaty Salon	1,059	203	9.02%	\$ 2,156.36	25,876	\$ 24.43	3/14/2028
Health World	855	204	7.28%	\$ 2,121.00	25,452	\$ 29.77	5/31/2026
Singular Anesthesia	3,418	102	29.12%	\$ 7,040.68	84,488	\$ 24.72	9/30/2027
CCB	2,544	101	21.68%	\$ 5,174.00	62,088	\$ 24.41	6/30/2030
	11,737		100.00%	\$ 24,234.04	290,808		
Average						\$ 25.09	

Tenant Reimbursements

9,500

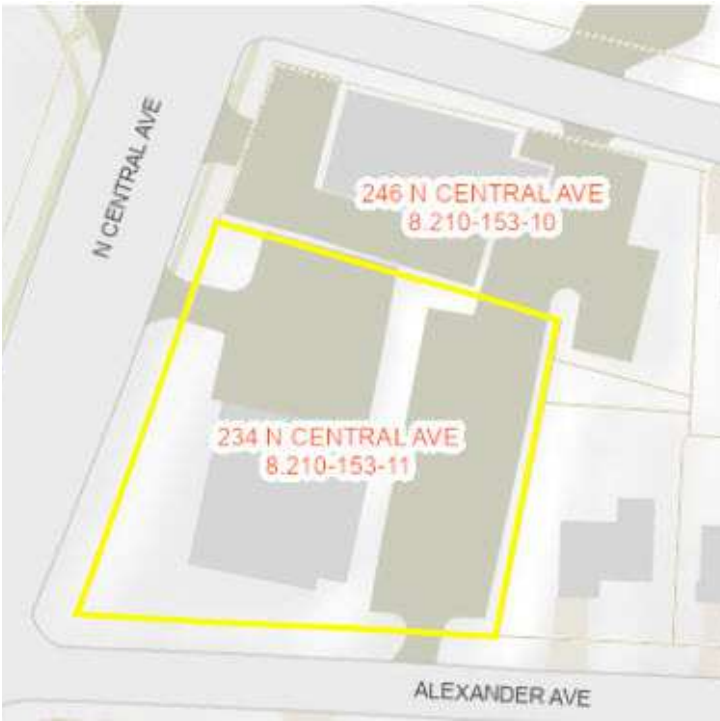
GROSS INCOME

300,308

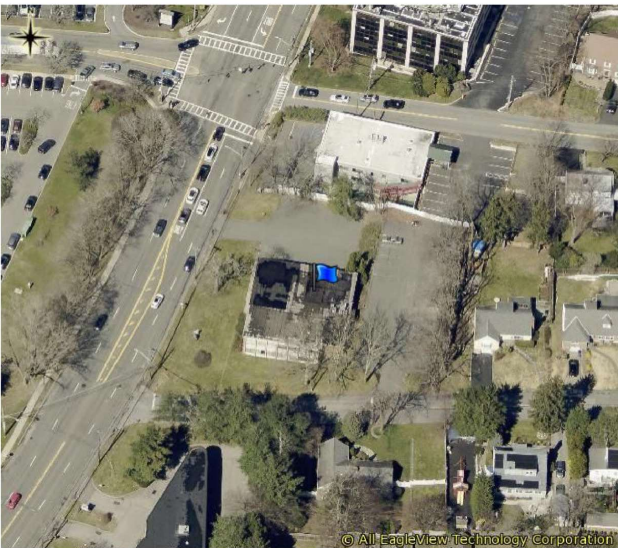
Expenses

Property Tax	\$53,545
Utilities	\$24,800
Wasre Removal	\$7,800
Insurance	\$19,500
Cleaning & Maintenance	\$15,600
Landscaping	\$6,000
Repairs	\$9,000
Snow Removal	\$2,500
Water	\$2,300
Gross Expenses	\$141,045
Net Operating	\$159,263

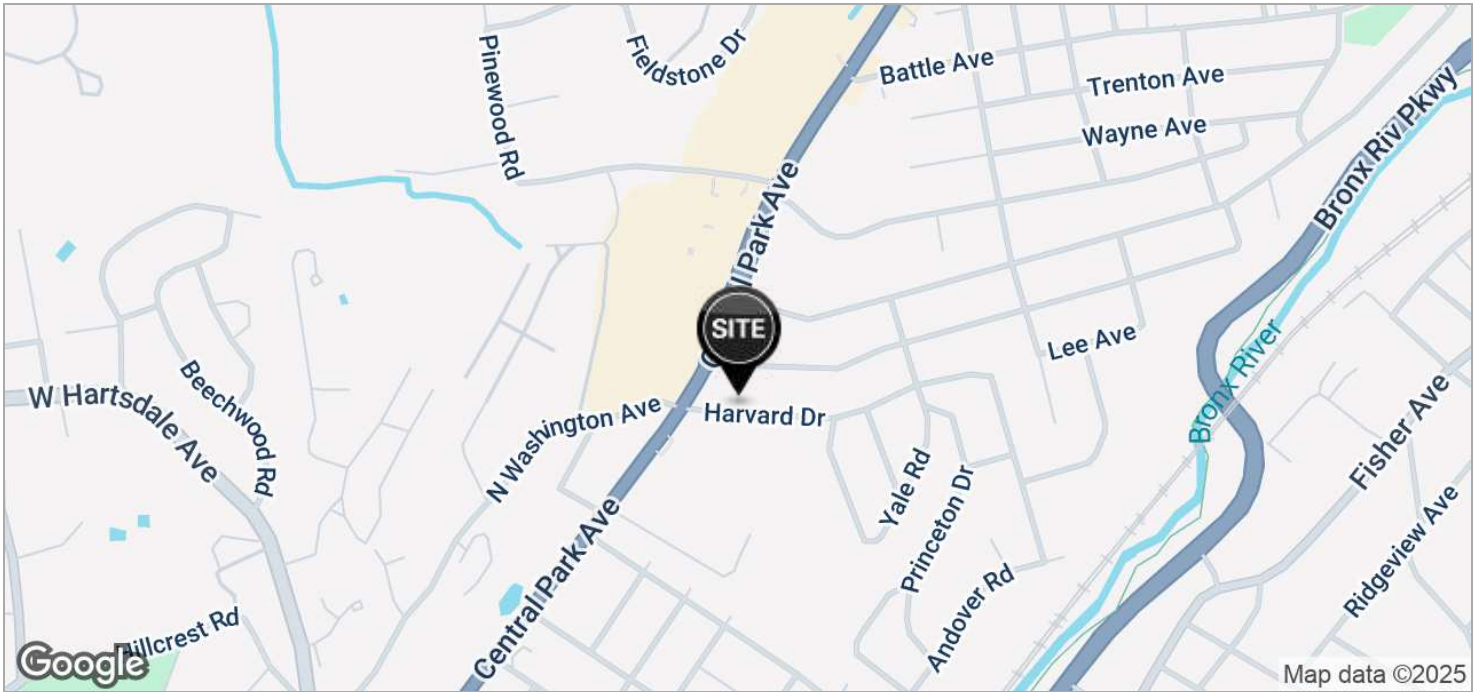
Additional Photos



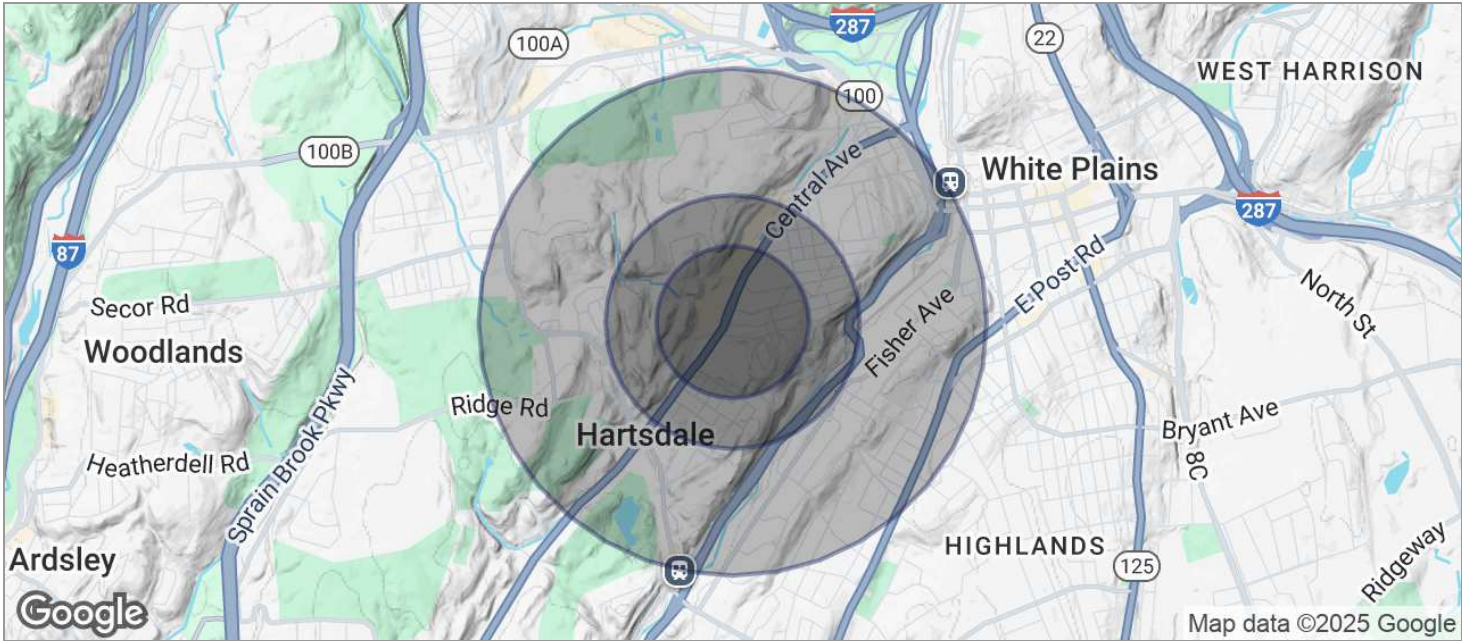
aerial 2



Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,761	5,754	21,963
MEDIAN AGE	46	44	44
MEDIAN AGE (MALE)	43	42	42
MEDIAN AGE (FEMALE)	48	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	766	2,305	8,869
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$183,591	\$176,396	\$169,510
AVERAGE HOUSE VALUE	\$588,099	\$641,164	\$714,384

* Demographic data derived from 2020 ACS - US Census