

Dobbs Ferry | New York 3.71 ACRES | R-30 ZONE

# 625 Dobbs Ferry Road

**NURSERY WITH LAND OPPORTUNITY FOR SALE**



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
GROUP  
COMMERCIAL DIVISION

*Price Reduction*

PRICE: \$3,955,000



## PROPERTY OVERVIEW

Christie's International Real Estate – Commercial Division is pleased to present 625 Dobbs Ferry Road, a 3.71-acre commercial land parcel ideally situated within the West I-287 Corridor Sub-market of White Plains, New York.

Address: 625 Dobbs Ferry Rd, White Plains, NY 10607

Lot Size: 3.71 Acres (±161,608 SF)

Zoning: R-30 (Pre-Existing Non-Conforming Use –

Farmers Market / Nursery / Contractor's Yard)

Sale Price: \$3,995,000

Taxes (2025): \$27,251

Topography: Level

Frontage: ±315 feet along Dobbs Ferry Road

Flood Zone: FEMA Zones B and X (Moderate to Low Risk Areas)







Previously fully Approved Site Plans for a Farmers Market Development, offering immediate redevelopment potential.

Pre-Existing Non\_Conforming Commercial Use provides rare flexibility within an R-30 zone for continued or alternative commercial operations.

Previously Developed Lot with established curb, gutter, and sidewalk systems.

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HOSPITALITY DIVISION





## HIGHLIGHTS

- **Lot Size: 3.71 Acres (+/- 161,608 SF)**
- **Zoning: R-30 (Pre-Existing Non-Confirming Use-Farmers Market/Nursery/Contractors Yard)**
- **Sale Price: \$3,995,000**
- **Taxes (2025): \$27,251**
- **Topography: Level**
- **Frontage: 315 feet along Dobbs Ferry Road**
- **Flood Zone: FEMA Zones B and X (Moderate to Low Risk Areas)**



## LOCATION ACCESSIBILITY

**Situated in a suburban setting just minutes from downtown White Plains, the site benefits from strong demographics and nearby transit:**

- Metro-North Stations:
- Hartsdale Station - 2.7 miles (6 minutes)
- White Plains Station - 3.0 miles (6 minutes)

### **Airports:**

- Westchester County Airport - 17 min (11.3 mil)
- LaGuardia Airport - 37 min (24.3 mil)
- JFK Airport - 46 min (31.7 mil)

Excellent Accessibility: Minutes from the Sprain Brook Parkway, Cross County Parkway, and I-287, with direct connectivity to the Bronx, Manhattan, and the greater Westchester region.

High Traffic Visibility: Over 17,000 vehicles per day along Dobbs Ferry Road, plus proximity to major commuter routes with over 113,000 vehicles daily on the Sprain Brook Parkway.





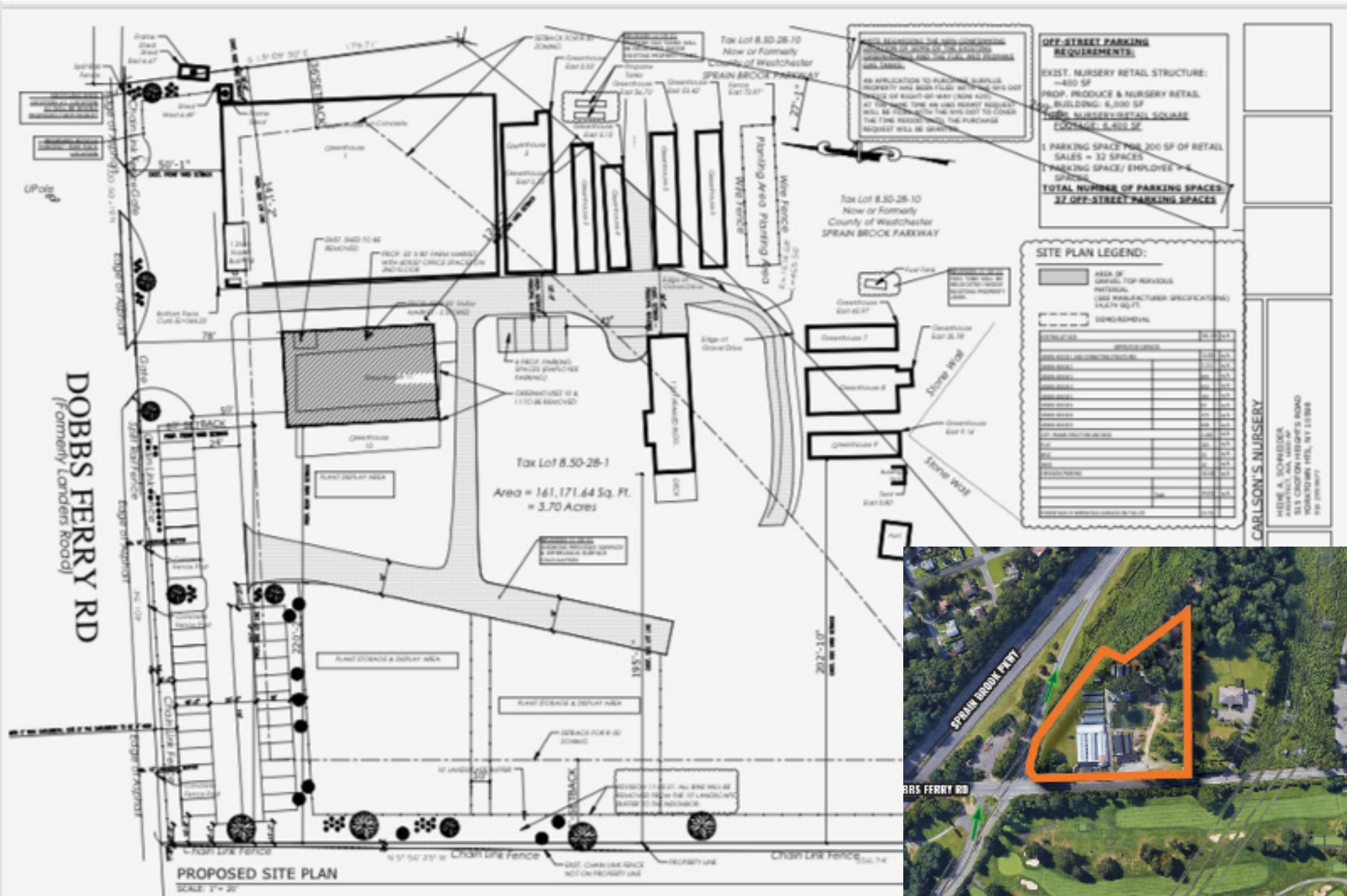


## Investment Appeal

This property represents a rare development site with flexible commercial potential in a supply-constrained corridor. Its visibility, zoning history, and strong income demographics make it ideal for a farmers market, nursery, retail/wholesale center, contractor yard, or specialty commercial development. Infrastructure in Place: All utilities available-- gas, electric, sewer, water, telephone, cable, and irrigation.



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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

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