



2176 CENTRAL PARK AVENUE
YONKERS

OFFERING MEMORANDUM

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Executive Summary

Platinum Commercial is pleased to present the exclusive offering of 2176 Central Park Avenue, a single-story professional and medical office property located in Yonkers, NY.

Asking Price	\$2,800,000
Building Size	± 4,500 SQFT
Price/SF	\$1,146 (Sale Price per PropertyShark)
Lot Size	± 10,496 SF (0.27 acres)
Parking	10 Spaces (Room to Density)
Zoning	Restricted Business / Residence (BR)
Year Built	1995
Stories	2
Ceiling Height	8" to 10'
Property Class	Professional Building (465)
Status	Owner-Occupied / Multi-Tenant

Zoning & Use

Zoned Restricted Business / Residence (BR), the property supports a range of professional and medical office uses. The flexible layout and efficient floorplate make it suitable for dental, wellness, general office, and tenants. Public water and sewer connections are in place, and the property includes on-site parking for clients and staff.

Location Overview

Situated along Central Park Avenue (Route 100) — one of Westchester County's busiest commercial arteries — the property benefits from strong traffic visibility and easy access to major thoroughfares, including the Bronx River Parkway and I-87. Located in the Crestwood Lake neighborhood of Yonkers, the area is very walkable (Walk Score 71) with a mix of retail, dining, and residential amenities nearby. Surrounding demographics include an average household income of \$127,000 and a 70% homeownership, supporting sustained demand for neighborhood-oriented professional services.

Financials Available Upon Request



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2176 Central Park Avenue presents an attractive opportunity to acquire a professional, single-story commercial property located along one of Yonkers' most visible and well-trafficked corridors. Built in 1995 and totaling approximately 4,500 square feet over two levels on a 10,496-square-foot lot (0.27 acres).

The asset is currently being utilized for professional and medical office use. This asset is perfect for an owner-user looking for a highly visible location with dedicated parking or an investor looking to lease the two levels to a single tenant or separately.

Restricted Business/Residence (BR) zoning district, the property supports a range of commercial and professional uses, including:

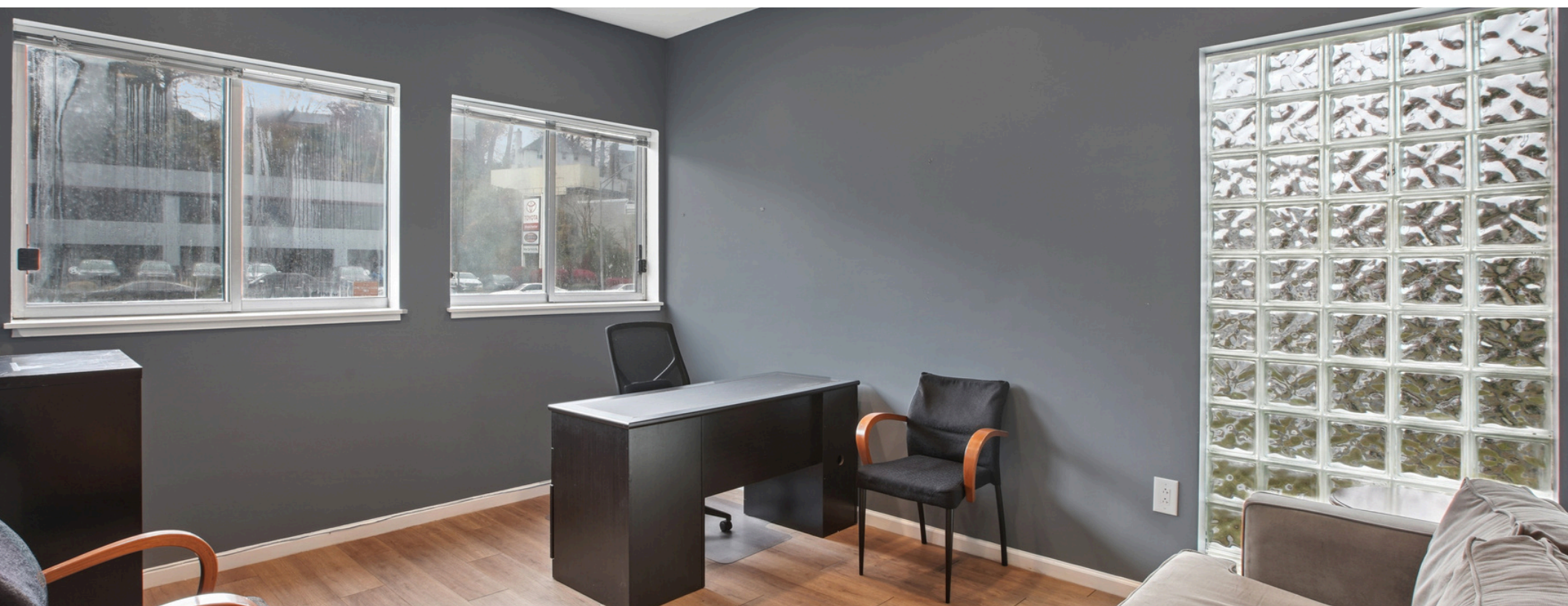
- Offices, Medical or Dental Offices
- Municipal Uses
- Banks and Financial Institutions
- Commercial Schools, Health Clubs, or Gymnasiums
- Retail Establishments (In Some Cases)

This acquisition provides investors with:

- **Strategic Location** – Positioned on Central Park Avenue (Route 100), one of Westchester County's primary north-south arteries, offering excellent visibility and access to major highways.
- **Low-Maintenance Asset** – Single-story construction built in 1995 with modern utilities and public water/sewer.
- **Strong Income Potential** – Given its two-story layout totaling approximately 4,500 square feet, the building can accommodate a single tenant or be leased to multiple tenants, with each floor rented separately.
- **Limited Supply of Standalone Office/ Medical Buildings within this highly visible corridor of Central Park Avenue.**

2176 Central Park Avenue combines long-term stability with value-add potential in a highly accessible Westchester submarket.





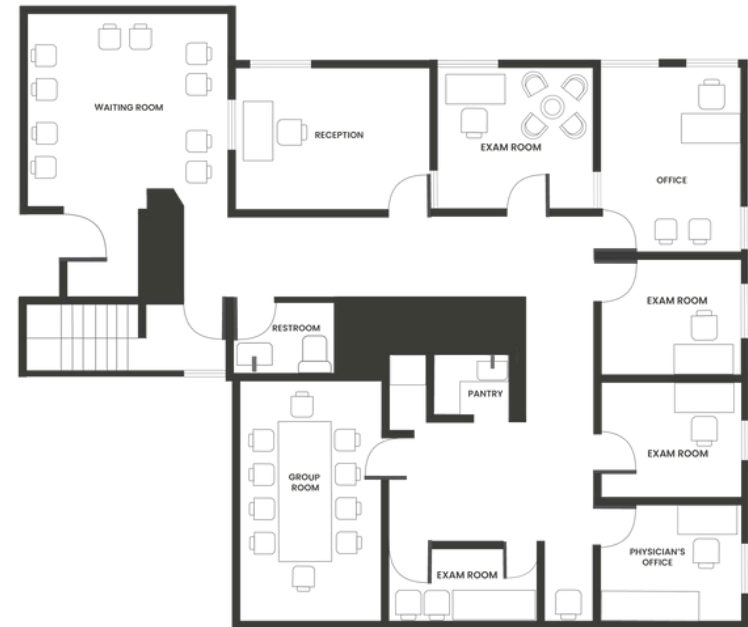


2176 CENTRAL PARK AVENUE
FLOORPLAN

VIRTUAL TOUR



LOWER LEVEL

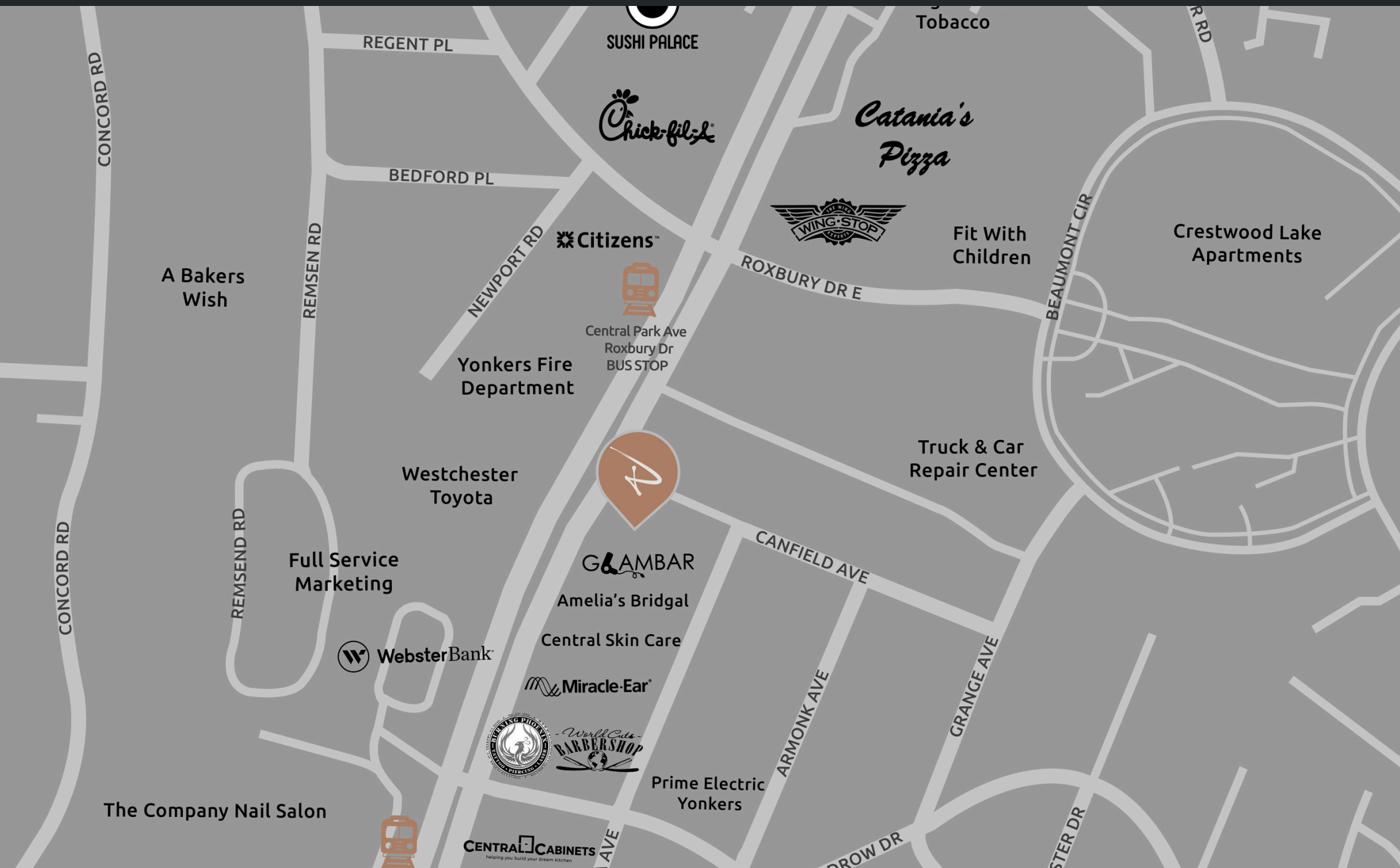


FIRST FLOOR



2176 CENTRAL PARK AVENUE

NEIGHBORHOOD MAP



CONFIDENTIAL

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