



2176 CENTRAL PARK AVENUE  
YONKERS

OFFERING MEMORANDUM

Platinum  
COMMERCIAL

# 2176 CENTRAL PARK AVENUE

## YONKERS

### 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.

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



# 2176 CENTRAL PARK AVENUE

## YONKERS

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:

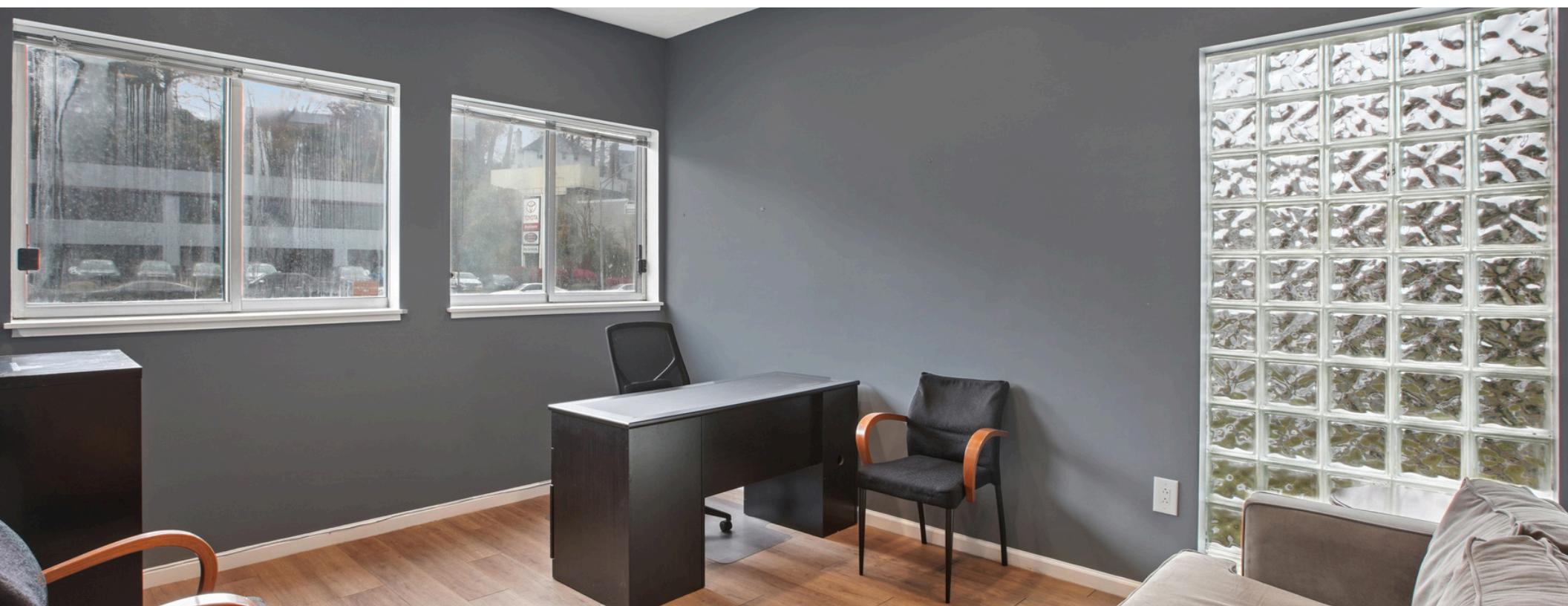
- Offices, Medical or Dental Offices
- Municipal Uses
- Banks and Financial Institutions
- Commercial Schools, Health Clubs, or Gymnasiums
- Retail Establishments (In Some Cases)

### 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.

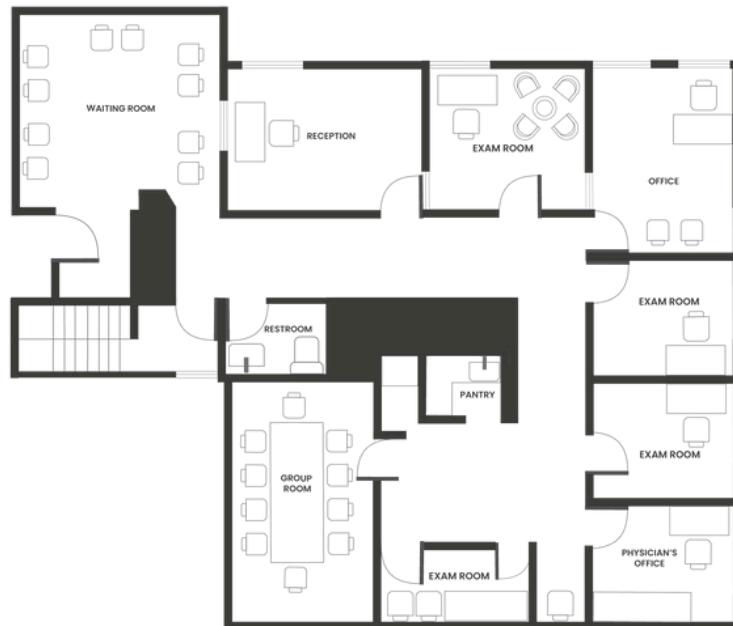






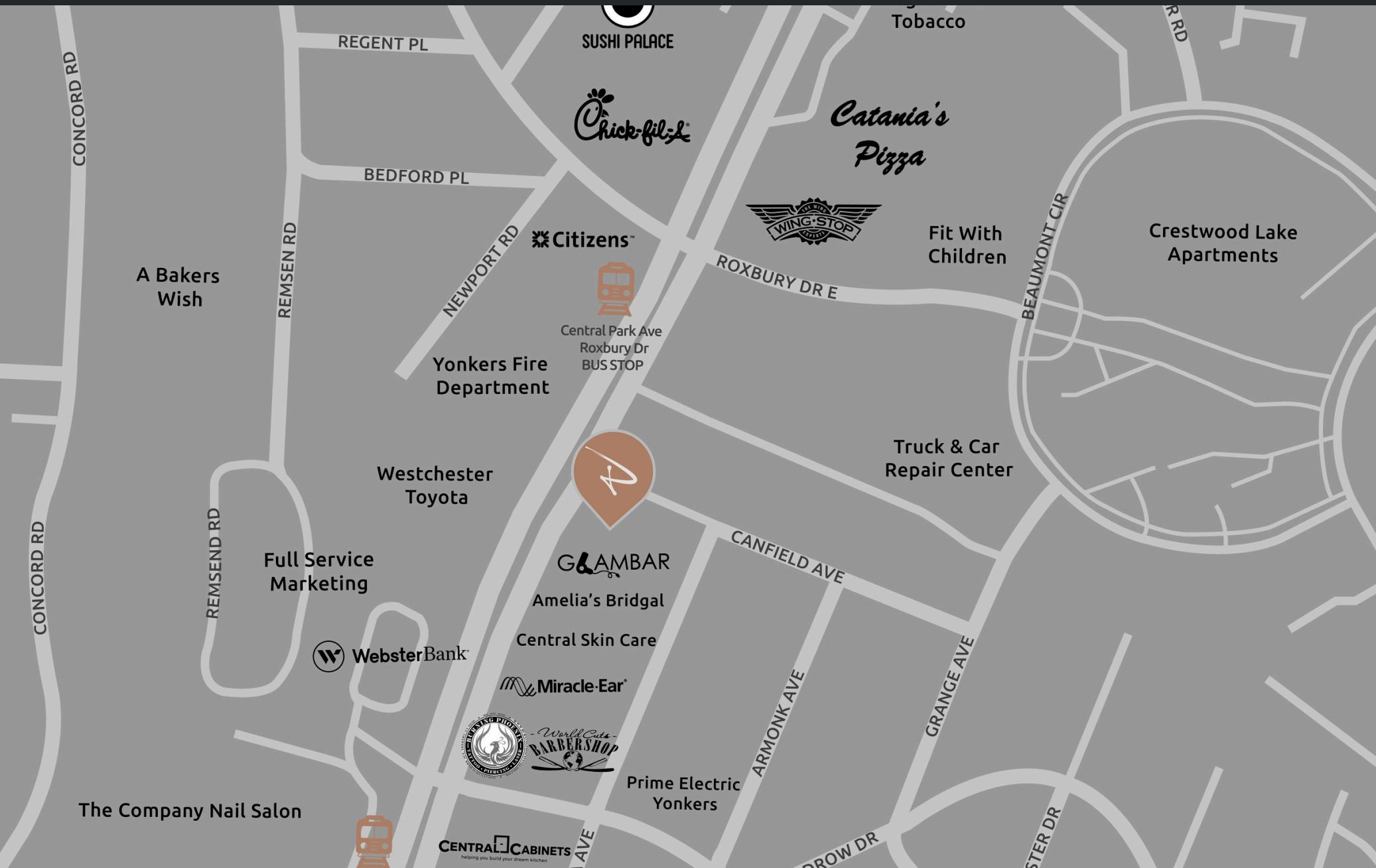
2176 CENTRAL PARK AVENUE  
FLOORPLAN

VIRTUAL TOUR



# 2176 CENTRAL PARK AVENUE

## NEIGHBORHOOD MAP



# CONTACT OFFICE



**Steven Evans**  
(646) 533-9589  
[sevans@pp-nyc.com](mailto:sevans@pp-nyc.com)

**Headquarters**  
100 Wall Street, Second Floor  
New York, NY 10005  
[www.pp-nyc.com](http://www.pp-nyc.com)

THIS OFFERING WAS PREPARED BY PLATINUM PROPERTIES AND HAS BEEN REVIEWED BY THE OWNER. IT CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH A PROSPECTIVE PURCHASER MAY DESIRE. FINANCIAL PROJECTIONS SHALL NOT BE RELIED UPON, AS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY, AND ARE BASED ON ASSUMPTIONS PERTAINING TO THE GENERAL ECONOMY, CONDITION, AND OTHER FACTORS BEYOND CONTROL. AND, THEREFORE, ARE SUBJECT TO MATERIAL CHANGE OR VARIATION AND, AS A RESULT, THE FINANCIAL PROJECTIONS AND RELATED RESULTS WILL DIFFER FROM THOSE PROJECTED. AN OPPORTUNITY TO INPECT THE PROPERTY WILL BE PROVIDED TO QUALIFIED PROSPECTIVE PURCHASERS, IN ACCORDANCE WITH CERTAIN DOCUMENTS, INCLUDING THE OFFER AND OTHER MATERIALS, AND AS DESCRIBED IN SUMMARY. THE SUMMARY DO NOT PURPORT TO BE COMPLETE, NOR, NECESSARILY, ACCURATE IN DESCRIPTIONS OF THE FULL AGREEMENTS INVOLVED, NOR DO THEY CONSTITUTE A LEGAL AGREEMENT. ANY AGREEMENTS, INCLUDING, WITHOUT LIMITATION, OF SUBORDINATE TENANTS, INTERESTED PARTIES, AND OPERATORS, INDEPENDENTLY OF THESE DOCUMENTS, THAT ARE SUBJECT TO PRIOR PLACEMENT AGREEMENTS, OWNERSHIP CHANGES OR OTHERWISE, DO NOT PURPORT TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE. OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY PURCHASER REVIEWING THIS OFFERING OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED, AND APPROVED BY OWNER AND ANY CONDITIONS TO OWNER'S OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. PLATINUM PROPERTIES IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF OWNER. THIS OFFERING IS THE PROPERTY OF PLATINUM PROPERTIES AND MAY BE USED ONLY BY PARTIES APPROVED BY PLATINUM PROPERTIES. THE PROPERTY IS PROVIDED FOR INFORMATION PURPOSES ONLY AND IS NOT AN OFFER TO SELL OR PURCHASE THE PROPERTY. THE OFFER AND OTHER MATERIALS CONTAINED HEREIN ARE NOT AN OFFER TO SELL OR PURCHASE THE PROPERTY, AND THEY MAY NOT BE RELIED UPON OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF PLATINUM PROPERTIES AND OWNER. YOUR OBLIGATIONS TO KEEP THE EVALUATION MATERIAL CONFIDENTIAL SHALL NOT INCLUDE INFORMATION THAT: (I) IS OR BECOMES PUBLICLY AVAILABLE OTHER THAN AS A RESULT OF ACTS BY YOU OR YOUR REPRESENTATIVES IN BREACH OF THIS AGREEMENT; OR (II) ON YOUR COUNSEL'S ADVICE MUST BE DISCLOSED PURSUANT TO LAW OR A SUBPOENA OR OTHER COURT ORDER, BUT ONLY TO THE EXTENT SPECIFIED IN SUCH SUBPOENA OR COURT ORDER; PROVIDED PRIOR TO COMPLYING WITH ANY SUCH ORDER YOU SHALL GIVE WRITTEN NOTICE TO US THAT SUCH DEMAND HAS BEEN MADE UPON YOU AND TO THE EXTENT NOT LEGALLY PROHIBITED YOU SHALL PROVIDE US WITH AN OPPORTUNITY TO CONTEST ANY SUCH DIRECTION OR ORDER. THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS OFFERING IN ITS ENTIRETY.