



Redevelopment Site

Mount Kisco, New York

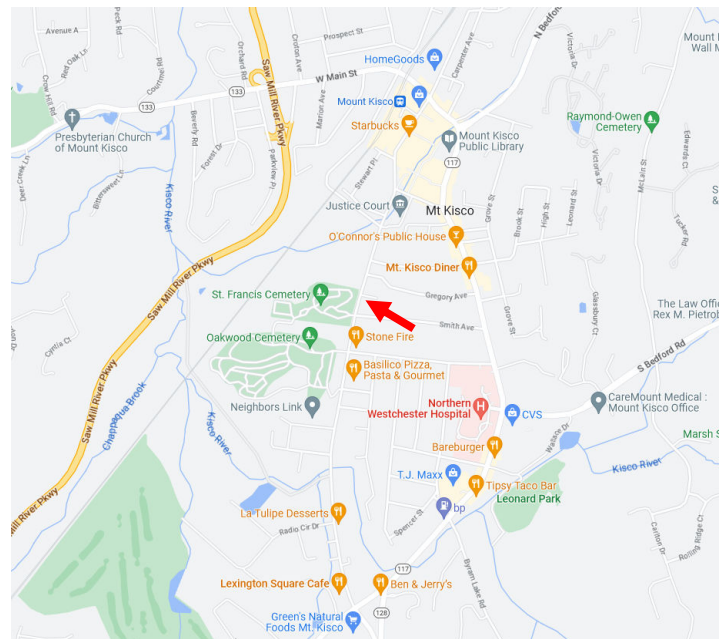
Value Add Opportunity!!!

\$2.85M ask price



215 Lexington Avenue

Academic co-Realty Services has been retained to represent the sale of a prime redevelopment opportunity in Mount Kisco, New York. 215 Lexington Avenue currently has 4 residential units and 2 commercial spaces. Projected income and expenses without vacancy yield a net operating income of approximately \$111,740. The property also has three townhomes fully approved for the site – site plans, elevations, floor plans, and landscaping plans are available, thus making this property an exceptional value add play. All utilities on site, parking for the new development finished. Very convenient location, at about one-quarter mile from Main Street, bus line, and restaurants, one-half mile to Northern Westchester Hospital, and just over one-half mile to the Mount Kisco Metro North railroad station. About one mile to Saw Mill River Parkway interchange and Mount Kisco Country Club. Major employers of the area include CareMount and Curtis Instruments.



For more information, contact:

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