



HOULIHAN LAWRENCE
COMMERCIAL

402 McLean Avenue

YONKERS, NY

Exclusively Represented By:

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Real Estate Salesperson

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Garry Klein

Associate Real Estate Broker

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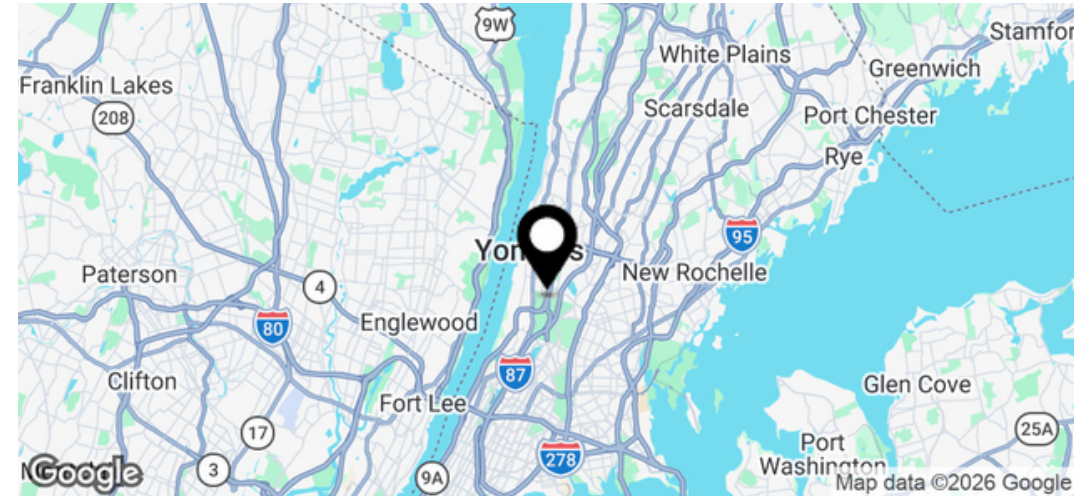
gklein@houlihanlawrence.com

OFFERING MEMORANDUM

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Offering Summary

Price	\$950,000
Property Type	Commercial / Flex
Zoning	B / CM Light Commercial
GSF	2,550 SF
Site Size	0.17 Acres
Parking	On-site + fenced yard
Drive-In Door	Yes

Property Overview

Houlihan Lawrence Commercial is pleased to present 402 McLean Avenue. This flex building offers a great opportunity for an owner-user or operator seeking a highly functional, commercial building with on-site yard, office and drive-in access. The property is ideally suited for contractors, service businesses, or operators who require a combination of indoor workspace and outdoor parking or storage yard.

Located just seconds from the Saw Mill River Parkway the property provides direct access to the West Side Highway and Manhattan, making it an ideal hub for businesses servicing NYC and the surrounding Westchester/Bronx markets.

This is a practical, well-located asset designed for operators who value accessibility, efficiency, and control of their space. 20 minutes to Midtown Manhattan. Perfect for someone looking for convenience for their business.



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Rye Brook, NY 10573
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Property Highlights

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Property Highlights:

- 14 Ft. Overhead Door
- New Roof (2023)
- Drive-In Garage Access – Ideal for contractors, service vehicles, and equipment
- Fenced Side Yard – Secure outdoor storage for vehicles, materials, or fleet use
- True Owner-User Setup – Run your business + store + operate all in one location
- Direct NYC Access – Quick connection to Saw Mill Pkwy → West Side Highway
- High Visibility on McLean Ave – Strong street presence for branding and exposure
- Functional Layout – Includes office + warehouse/service component



Perfect for:

- Contractors, HVAC, plumbing, electrical
- General service businesses with trucks + equipment
- NYC-based operators needing a base just outside the city
- Westchester / NYC / Bronx Operator



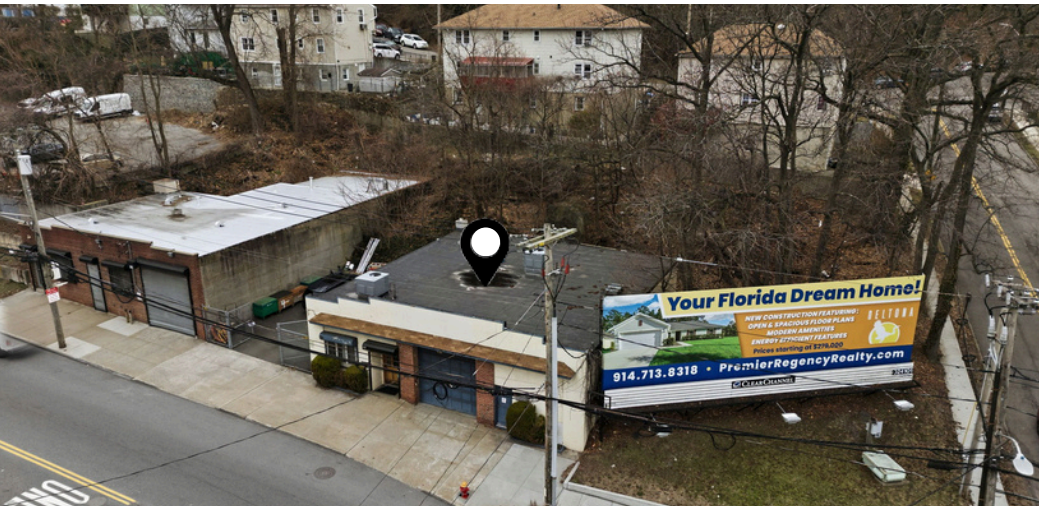
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Additional Photos

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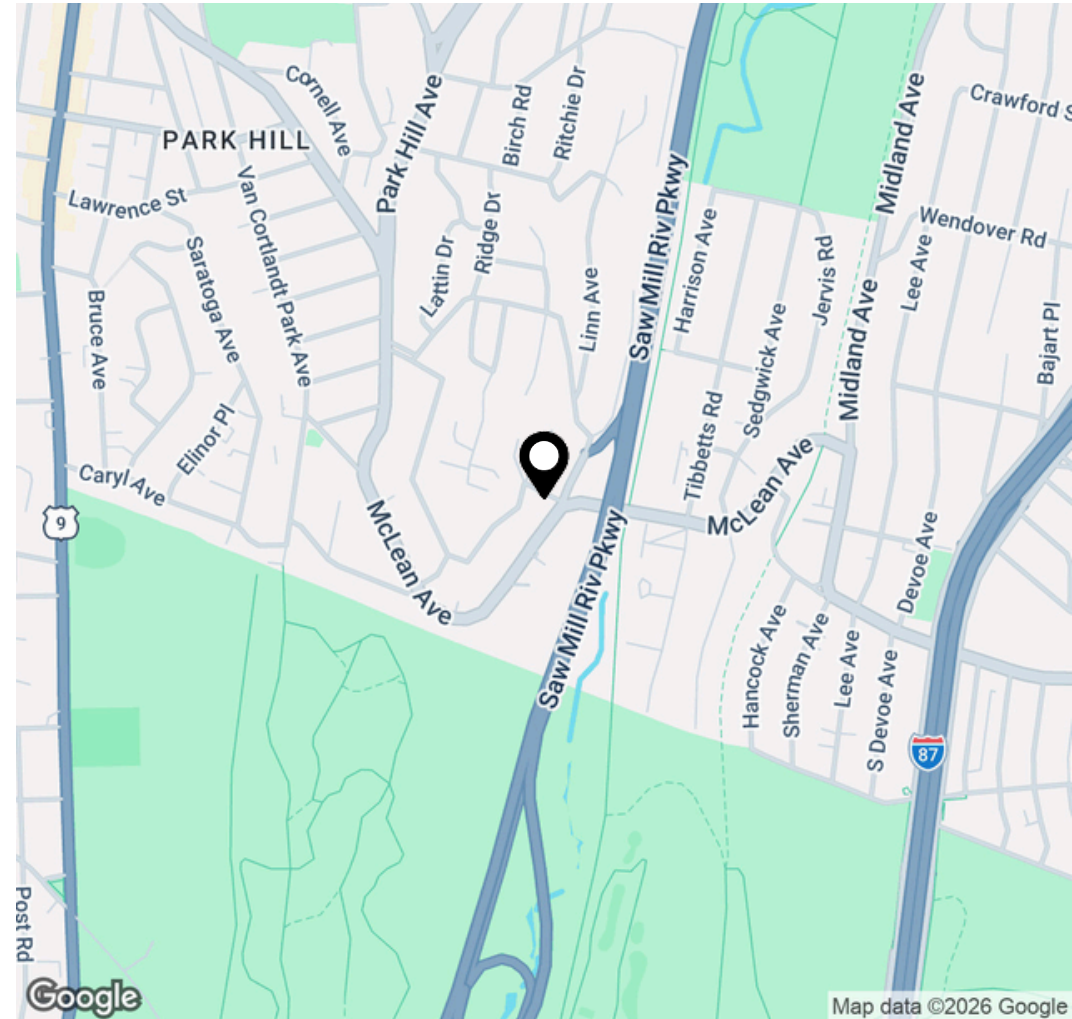
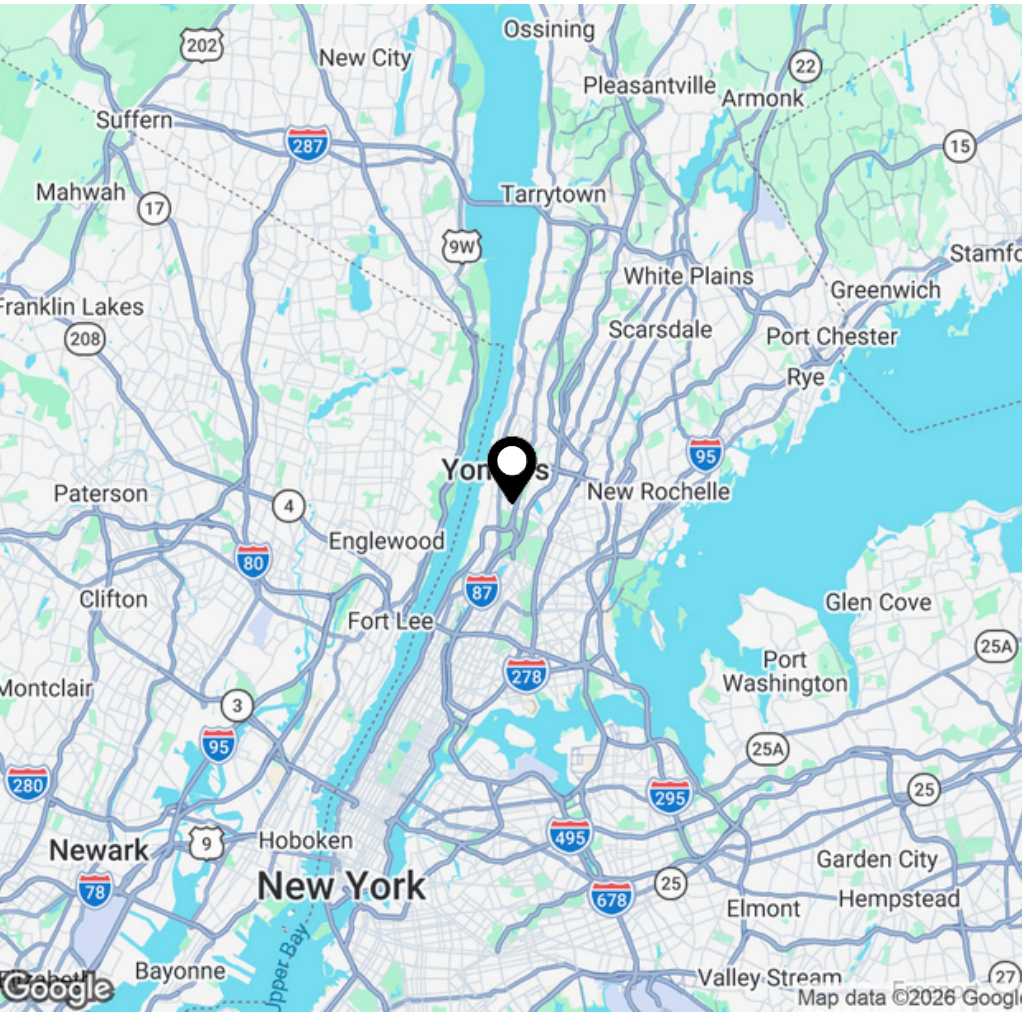
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Maps

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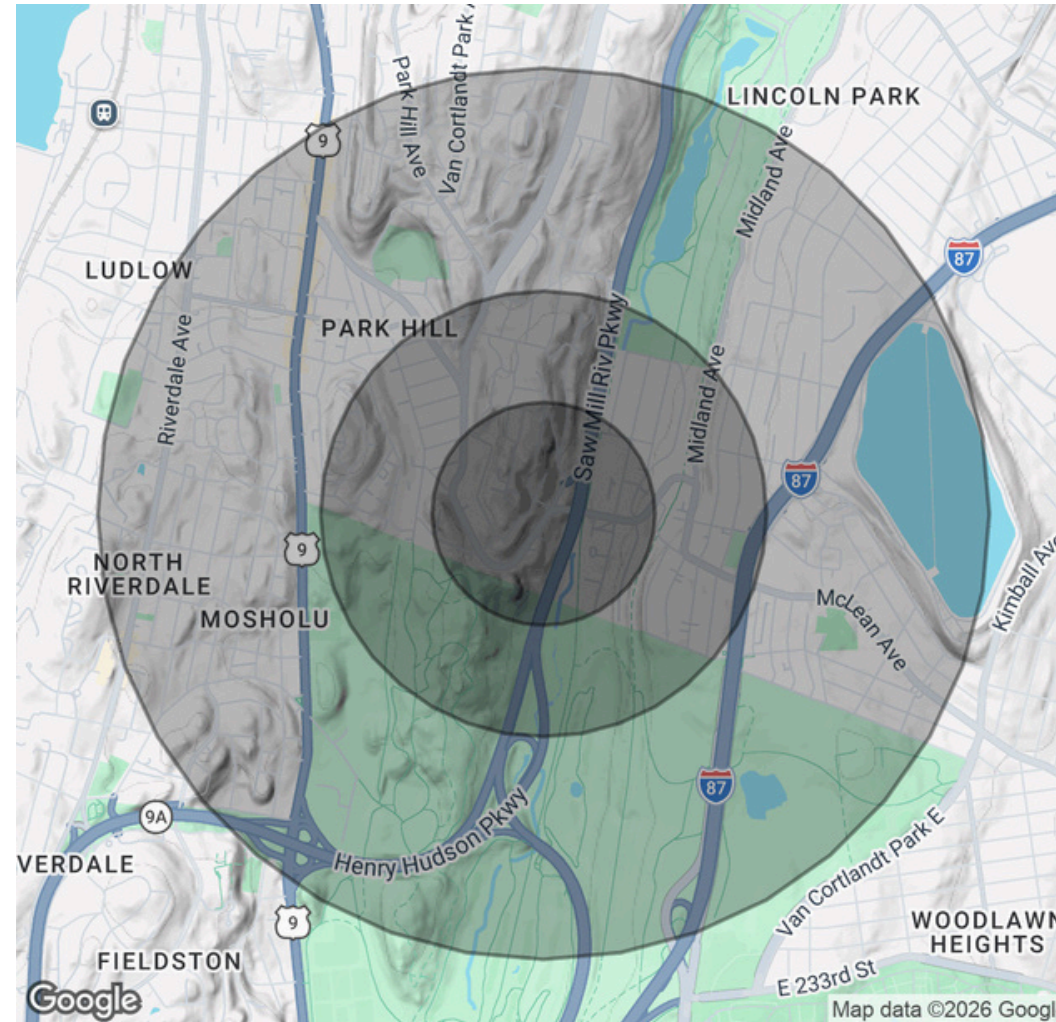
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,607	10,796	39,592
Average Age	37.5	40	40
Average Age (Male)	34.8	38.3	38.3
Average Age (Female)	40.7	40.3	41.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,297	4,147	14,231
# of Persons per HH	2.8	2.6	2.8
Average HH Income	\$129,455	\$109,701	\$119,670
Average House Value	\$440,249	\$500,256	\$537,777

2023 American Community Survey ACS



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