



HOULIHAN LAWRENCE
COMMERCIAL

101 South Bedford Road, Suite 203A

Medical / Office Unit For Sale

Mount Kisco, NY 10549

Mike Rackenberg

Associate Broker

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OFFERING MEMORANDUM

Property Summary

FOR SALE



Description

Exceptional opportunity to own and occupy a professional office condominium in the heart of Mount Kisco's established business corridor. Suite 203A consists of approximately 1,500 square feet and is ideally configured for an owner/user seeking a professional, efficient, and well-located workspace.

The current layout includes three private offices, a conference room, and supporting reception/work areas, making it well-suited for medical, legal, financial, consulting, therapy, or other professional practices.

This is a compelling opportunity for a business owner to secure long-term occupancy, stabilize operating costs, and build ownership value while operating from a professional Westchester County location.

Highlights

- Approx. 1,500 SF turnkey office condominium
- Ideal for owner/user occupancy
- Functional layout with 3 private offices + conference room
- Professional building in a desirable business location
- Opportunity to build equity versus leasing
- Convenient access to downtown Mount Kisco, Metro-North, I-684, and Saw Mill Parkway

Offering Summary

Sale Price:	\$295,000
Square Feet:	1,500 SF
Common Charges:	\$1,900/month
Taxes:	\$9,000 per annum

Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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Interior Photos

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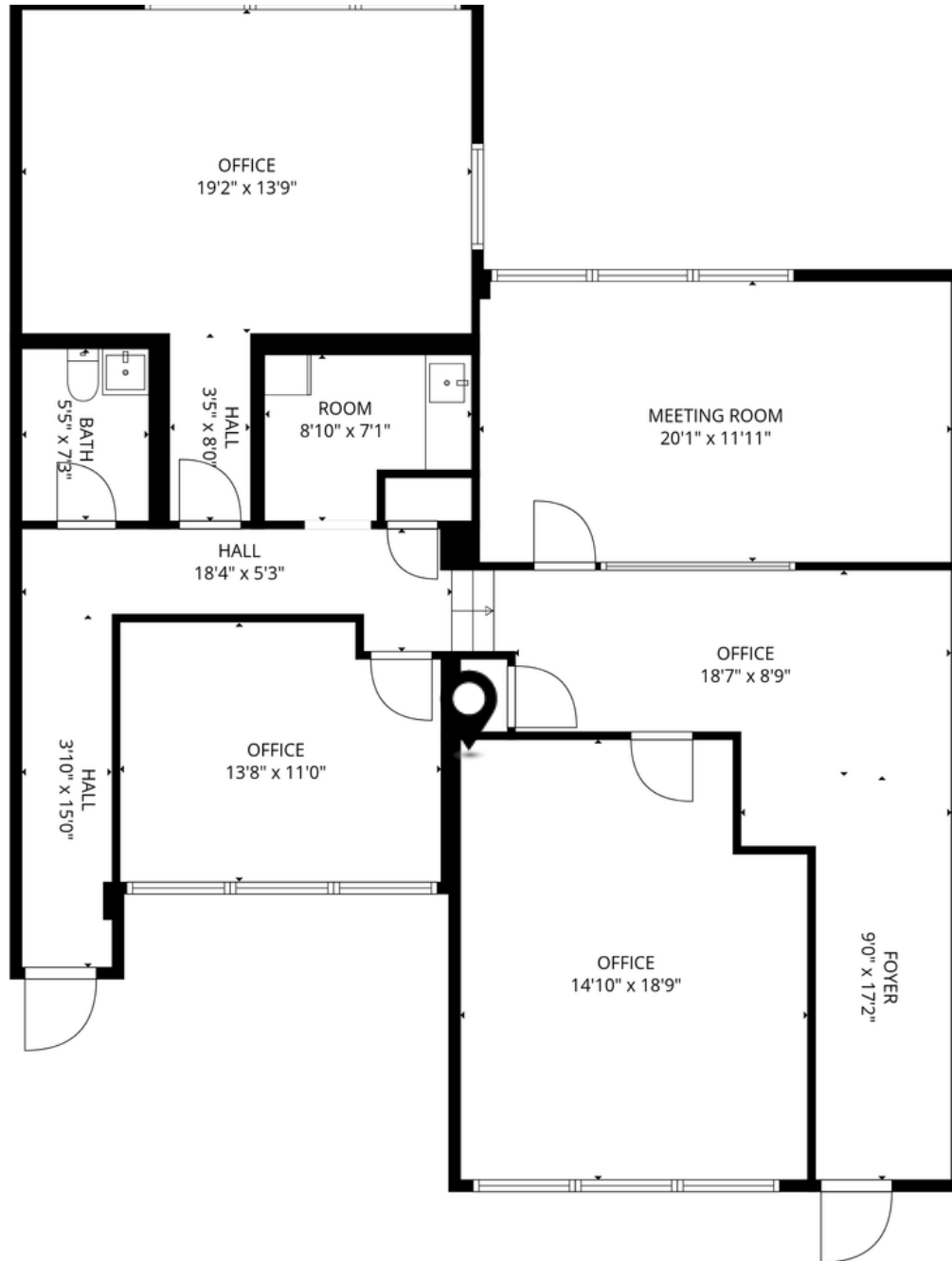


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Floor Plans

FOR SALE



TOTAL: 1518 sq. ft
1st floor: 1518 sq. ft
EXCLUDED AREAS: WALLS: 94 sq. ft

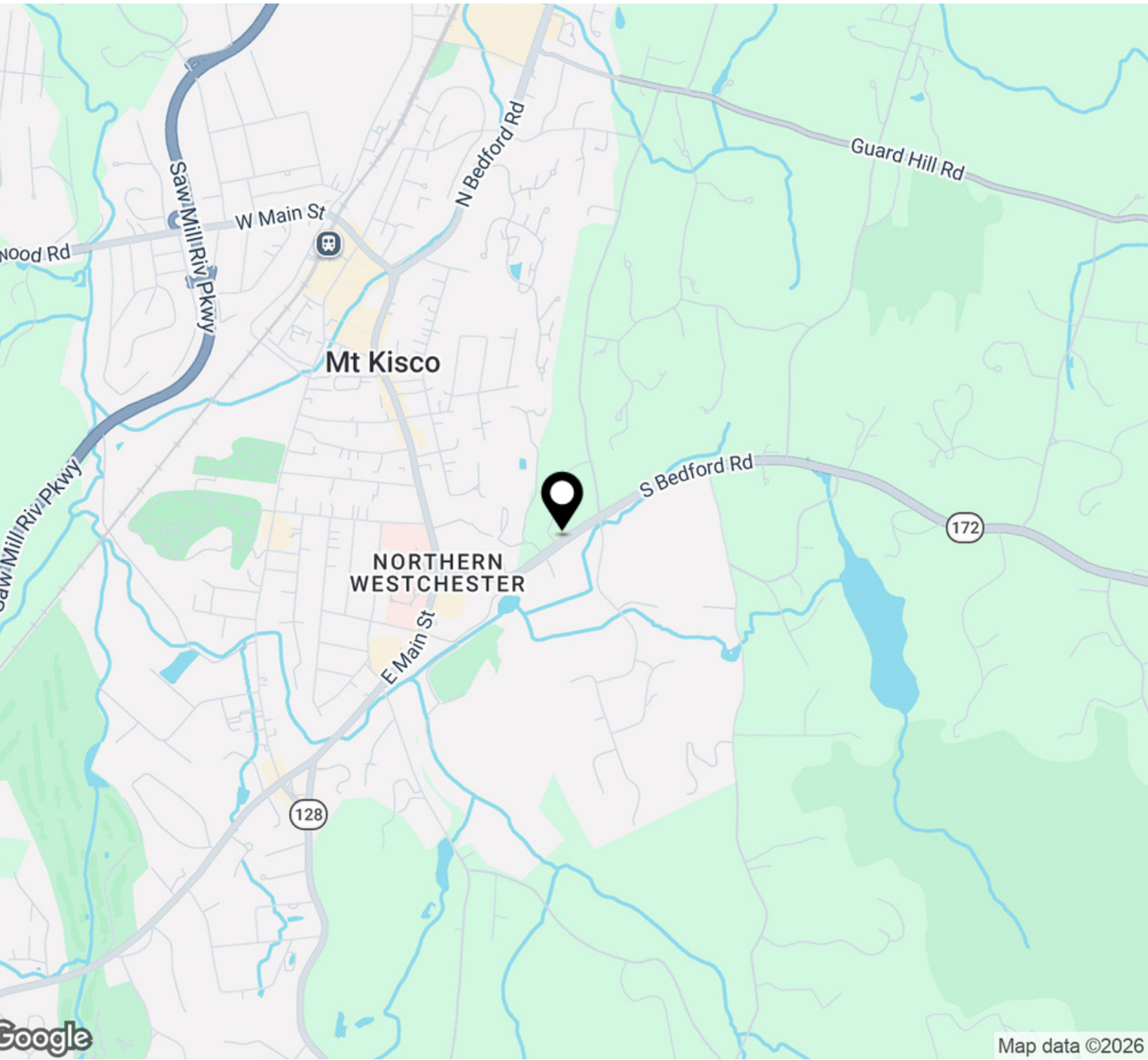
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Regional Map

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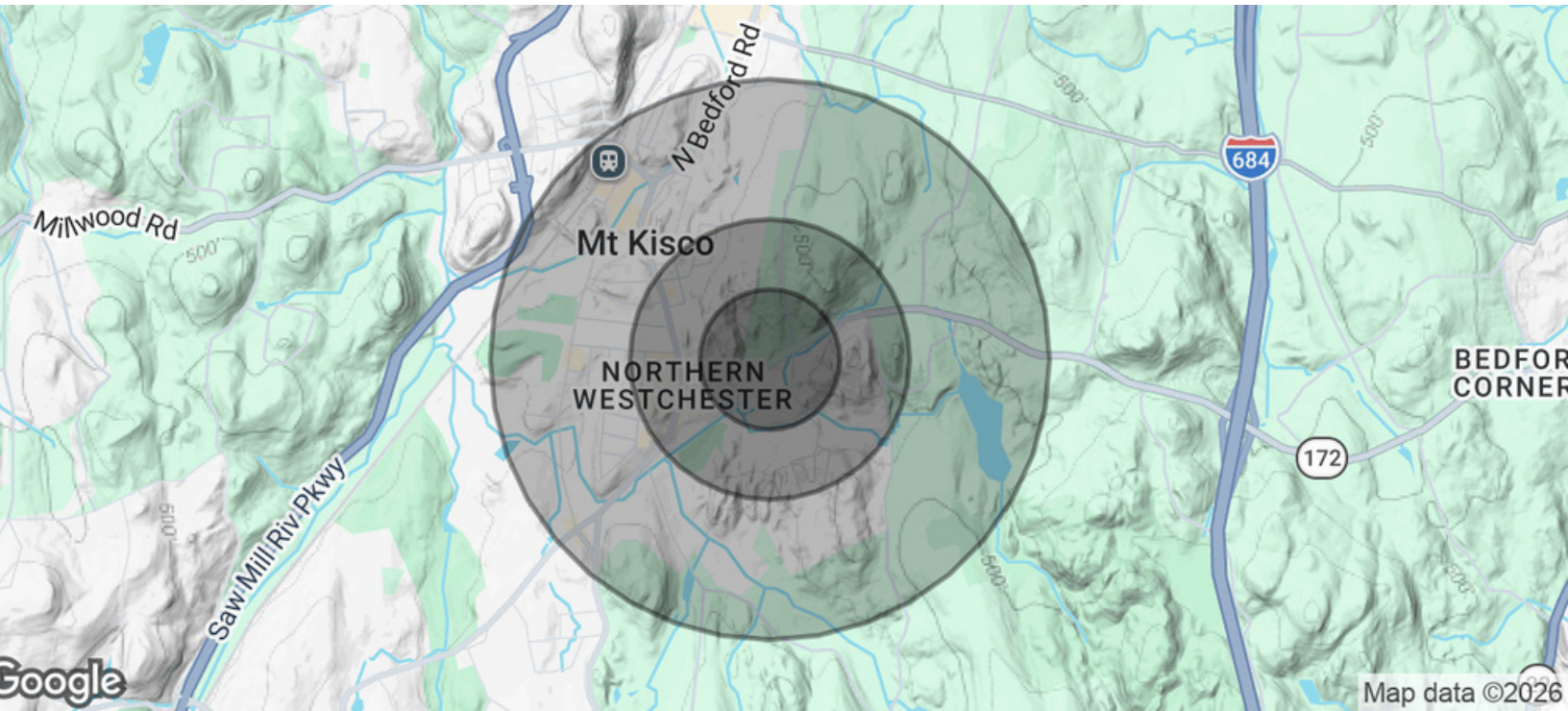
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Demographics Map & Report

FOR SALE



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	168	1,277	5,913
Average Age	55.5	45.2	42
Average Age (Male)	56	44.3	41.2
Average Age (Female)	54.9	45	42.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	87	510	2,273
# of Persons per HH	1.9	2.5	2.6
Average HH Income	\$150,724	\$141,310	\$131,468
Average House Value	\$664,877	\$653,510	\$502,852

2023AmericanCommunitySurvey ACS

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