



A Land Investment Opportunity

6-8 MacDonal Avenue | Armonk, NY

Land For Sale

Contact

Benjamin Konigsberg 914.773.6290 BK@princetonrealtygroup.com

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Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
LOT SIZE	1.19 Acres
ZONING	PBO - Zoning to be approved
SALE PRICE	\$3,000,000
UTILITIES	Municipal Water, Con Ed, Sewer
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Explore the boundless potential of this prime property located in the desirable Armonk area. This 1.19 acre property is currently Zoned PBO (Professional Business Office), this versatile site presents an exceptional opportunity for a variety of residential investment ventures - zoning would need ZPA approval. The property could provide approximately 20 residential units. With its strategic location in the thriving Armonk community, the property offers a coveted blend of accessibility and prestige. Imagine the endless possibilities for custom residential development, epitomizing luxury and convenience in a sought-after locale.

LOCATION OVERVIEW

Discover the vibrant community surrounding the location, the two lots are nestled in the heart of Armonk, NY. This sought-after area boasts a perfect balance of small-town charm and modern amenities, making it an ideal location. Take advantage of the nearby shopping and dining options within the charming downtown area, just a stone's throw away. With its convenient access to major roadways (I-684, Route 22) and public transportation (Westchester Airport 10 min. away), Manhattan under an hour plus walking distance to the heart of Armonk; the area provides seamless connectivity to the rest of Westchester County and beyond.

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Additional Photos



8 MacDonald



6 MacDonald



Armonk Town Square

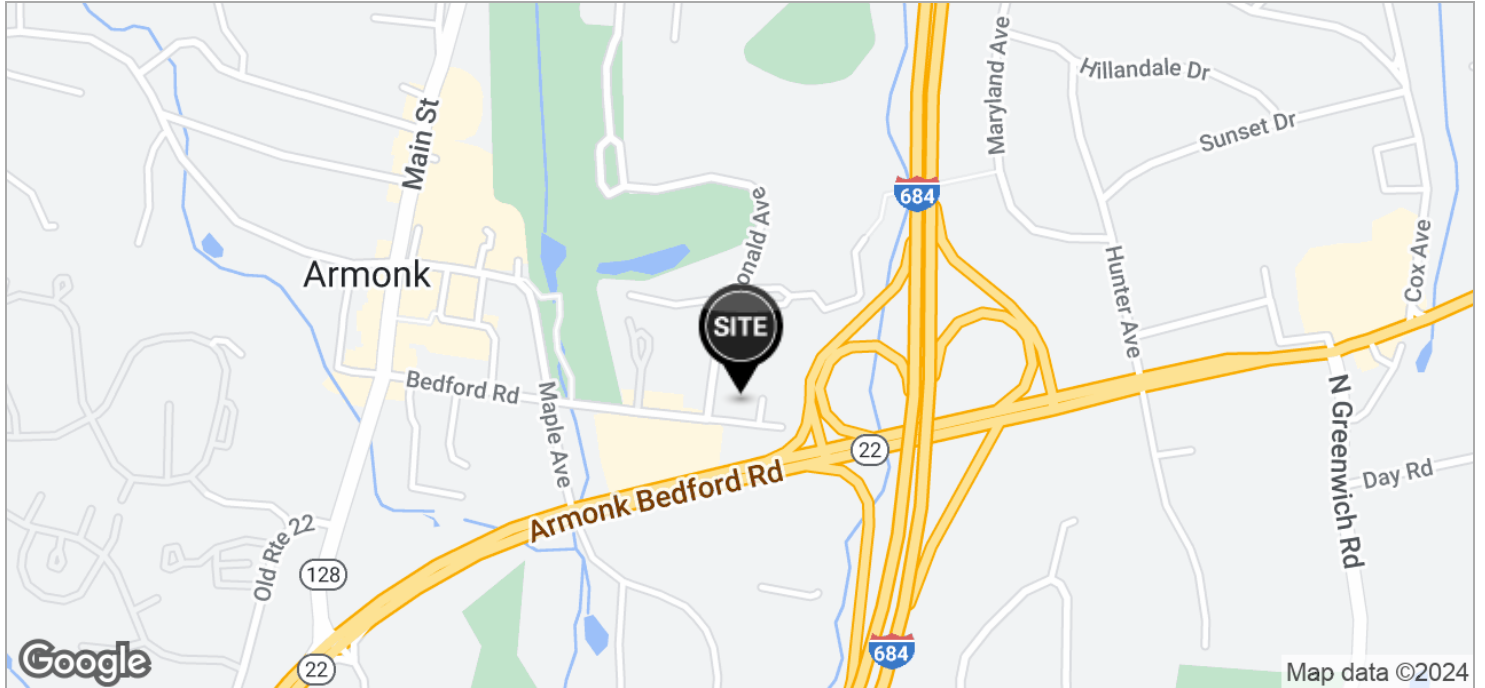


Wampus Park

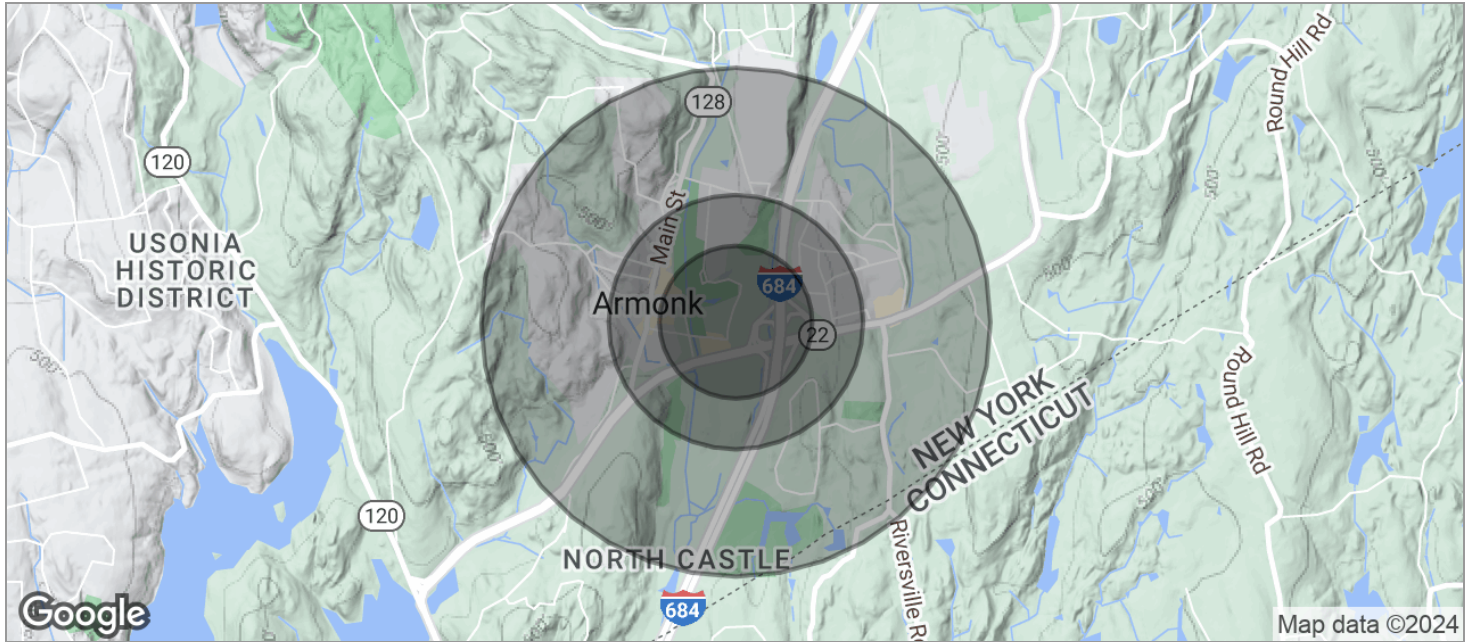
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LAND FOR SALE

Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	322	891	2,753
MEDIAN AGE	43	43	43
MEDIAN AGE (MALE)	41	41	41
MEDIAN AGE (FEMALE)	43	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	112	311	945
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$286,015	\$286,331	\$294,436
AVERAGE HOUSE VALUE	\$1,279,920	\$1,283,500	\$1,344,714

* Demographic data derived from 2020 ACS - US Census