

**192 N Highland Avenue, Ossining, New York 10562, Westchester County**

Listing

MLS#: **939835** Prop Type: **Commercial Lease** Price: **\$2,800.00**  
 Status: **Active** Sub Type: **Retail** DOM/CDOM: **16 / 16**



City/Township: **Ossining** County: **Westchester County**  
 Post Offc/Town: **Ossining**  
 Village: **Ossining** Hamlet/Loc.:  
 Sub/Devel: Stories in Unit: **1**  
 Yr Built: Stories in Bldg: **1**  
 Property Cond: **Actual** Sqft Total: **900 Other**  
 Building Name: Acre(s): **0.38**  
 Waterfront: **No** Lot Size SqFt: **16,988**  
 Water Frontage Length: Leasable Area: **900**  
 Water Access: Lease Amount: **Monthly**  
 Business Type: **Other** Business Name:  
 Cross Street: **Beach Road**

**Public Remarks**

Great opportunity to relocate or open your business! This +/- 900 sq. ft. space is ideal for an office, retail store, beauty salon, and many other uses. It is currently being used as a pet grooming facility. The space is located in a commercial strip mall with parking for 16 vehicles, situated on the high-traffic North Highland Avenue in Ossining, NY (Route 9). This lease is a modified gross lease, the tenant is responsible for utilities, electricity, water, and trash removal. Prospective tenants must have a minimum credit score of 720 and provide two years of business tax returns. Please submit all offers in writing, along with the required documentation. Please note that liquor stores and cannabis dispensaries are not permitted.

**Improvement Remarks**

**Interior Features**

Appliances: **Electric Water Heater**  
 Flooring: **Laminate** Fireplace:  
 Basement: **No, None** Elevator: **No**  
 Accessibility Feat: Entry Level: **1**  
 Ceiling Height: **9** Overhead Door Ht:

**Exterior Features**

Lot Feat: **Partly Wooded**  
 Distance to Train (miles): **0.70**  
 Parking: **16/Parking Lot**  
 Construction: **Block**  
 Foundation: **Block** Fencing: **None**  
 Location Desc: **Ground Floor** Road Responsibility: Road Frontage: **Municipal, State Road**  
 Pool: Sprinkler System: **No** # of Buildings: **1**  
 # of Docks: # Drive-In Grade Lvl Doors: # of Units Total: **1**

**Systems & Utilities**

Cooling: **Central Air** Sewer: **Public Sewer**  
 Heating: **Baseboard, Electric** Water: **Public**  
 Utilities: **Electricity Connected** Water/Sewer Expense:  
 Electric Co: **Con-Edison** Other Equip: **None**

**Property/Tax/Legal**

Tax ID#: **4203-089-011-00000-000-0071-0** Taxes Annual: **\$26,300.00** Tax Year: **2025**  
 Permitted Uses: **Retail** Assessed Value:  
 Building Class: Build To Suit: **No** Tax Source:  
 Max Cont Sqft: **900** Min Divisible Sqft: Investment Prop: **No**  
 Property Attchd: **Yes** # of Lots: **NC-1**

**Agent/Broker Info**

List Office: **BHHS River Towns Real Estate (RIVTNS01)** List Agent: **Joseph Lippolis (11252)**  
 Office Phone: **914-739-5300** Contact #: **jlippolis@rivertownsrealty.com**  
 LA Email:

**Showing**

Showing Rqmts: **Appointment Only** Showing Contact Ph: **(800) 746-9464**  
 Showing Instructions: **Mon, Tuesday, Thursday, Friday 10 am to 4 pm** Showing Contact 2 Ph:  
 Directions: **North Bound Side of Highland Ave (Route 9)**

**Listing/Contract Info**

Lease Term: **Over 12 Months** Available Lease Type: **Modified Gross**  
 Seller to Consider Concession: Concession Amount Considered: **\$0** Negot Thru: **Listing Agent**  
 List Date: **12/03/2025** CDOM: **16** Owner Name: **Nadia Amin Realty LLC**  
 On Market Date: **12/03/2025** Expiration Date: **06/03/2026**  
 Contract Date: Contract Price:  
 Listing Agreement: **Exclusive Right To Lease** Orig List Price: **\$2,800** \$/SqFt: **\$3.11**  
 Special Listing Conditions: **None**  
 Disclosures: **None**

Agent Only Remarks: **Offers in writing with Agency Disclosure and Proof of Income. Listing agent to run credit/background check. The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.**

© Copyright 2025 OneKey Multiple Listing Service, Inc. - Data believed accurate but not warranted.