



HOULIHAN LAWRENCE
COMMERCIAL

Bristol House Professional Coop

Medical / Office Unit For Sale

10 Nosband Ave, White Plains, NY

Kenneth Lefkowitz

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Darren Gordon

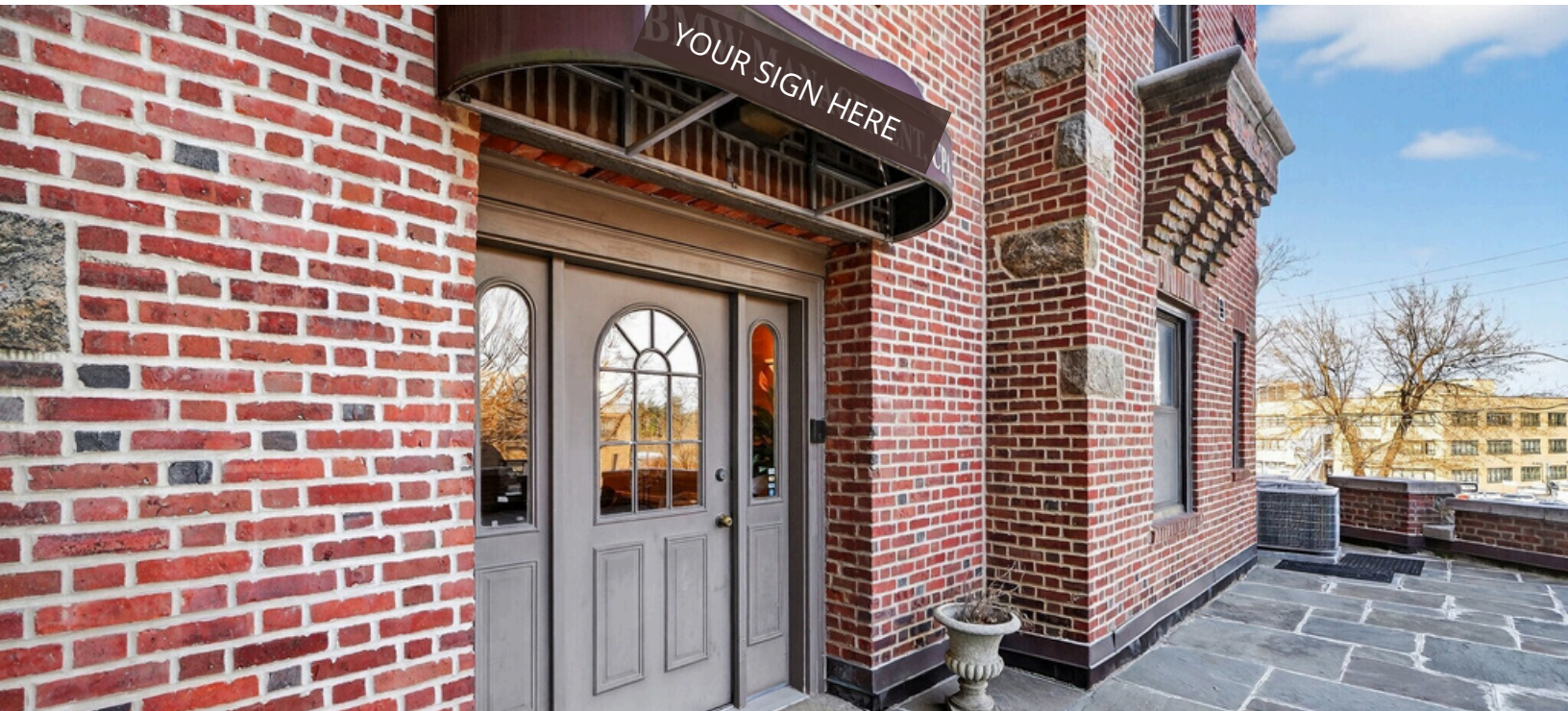
RE Salesperson
917 596 4789

darrengordon@houlihanlawrence.com

OFFERING MEMORANDUM



COMMERCIAL TEAM AT HOULIHAN LAWRENCE



Description

Houlihan Lawrence Commercial is pleased to be present this rare opportunity to own a renovated first floor business condominium in the heart of downtown White Plains. Unit 1L at 10 Nosband Avenue offers 1,211 SF of updated, move in ready commercial space within Bristol House, a meticulously maintained 1930s prewar cooperative. Ground level access and excellent visibility make this unit ideal for medical/wellness, legal, financial, insurance, real estate, or consulting uses.

Bristol House is a six story, 72 unit prewar co-op featuring a grand lobby with chandeliers, exposed wood beams, and marble floors, along with elevator service, on site laundry, storage, bike room, and a live in superintendent. Two dogs permitted.

Located one block from Mamaroneck Avenue's dining, retail, and nightlife corridor with exceptional walkability to shops, restaurants, banks, and professional services. Metro North is a short distance away with approximately 35 minute express service to Grand Central. Easy access to I-287, the Hutch, and the Cross Westchester. Municipal 24 hour parking available steps away at Shapham Place and Mamaroneck Avenue lots. On site garage waitlist available. A compelling opportunity for an owner occupant or investor in Westchester's premier business center.

Offering Summary

Sale Price:	\$349,000
Square Feet:	1,211
Type:	Office/ Medical Unit
Parking:	Municipal 24HR lot On-site garage waitlist available

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,635	4,074	11,413
Total Population	3,221	8,729	27,212
Average HH Income	\$142,121	\$147,375	\$150,253



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800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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Interior- Lobby Photos

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Interior- Suite Photos

FOR SALE



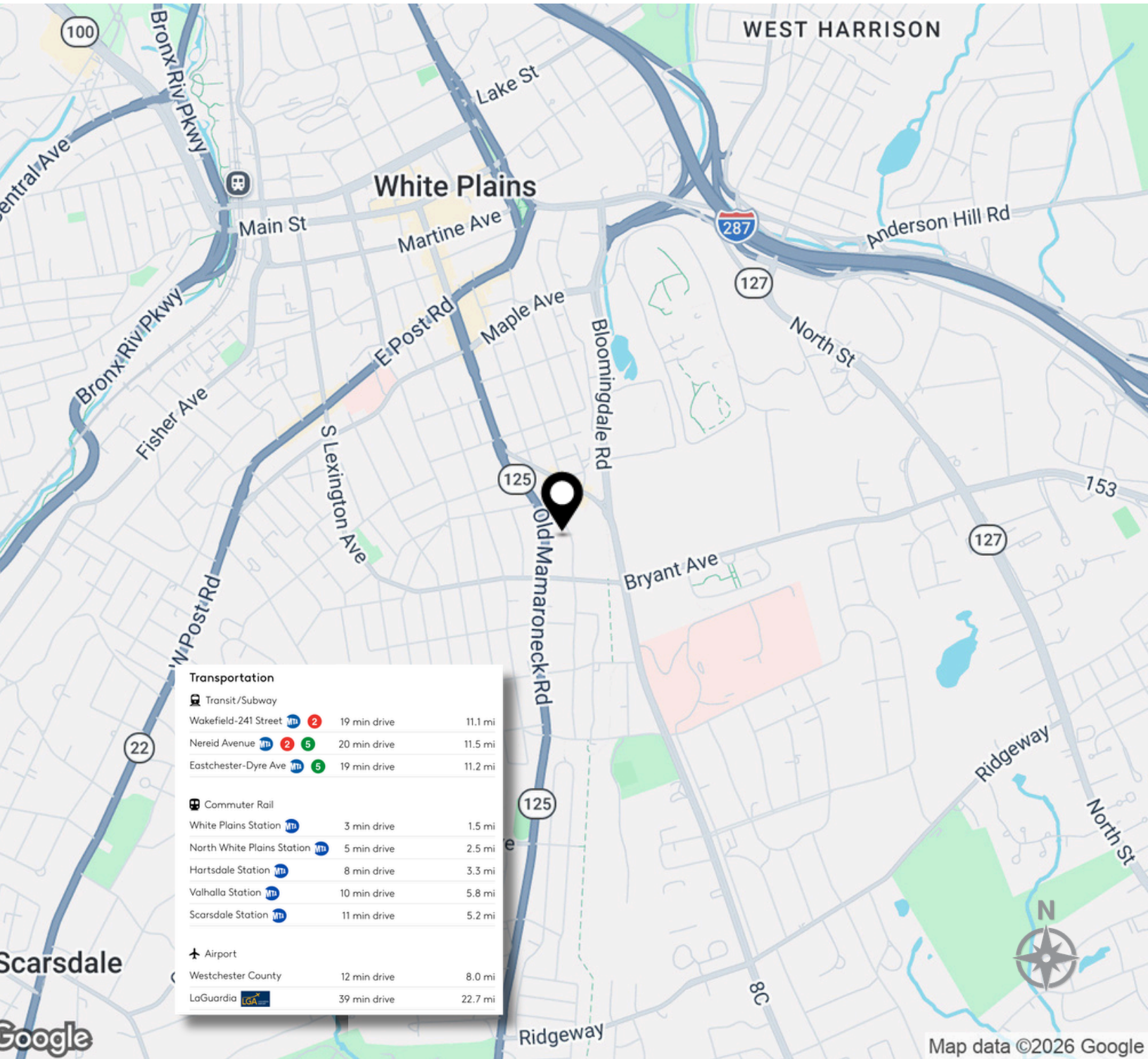
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Regional Map

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