

# SALE

**199-201 EAST POST ROAD**  
199-201 East Post Road White Plains, NY 10601



## OFFERING SUMMARY

Sale Price:	\$10,500,000
Building Size:	23,397 SF
Available SF:	
Number of Units:	19
Price / SF:	\$448.78
Year Built:	2025

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of White Plains, NY. This impressive property boasts a newly constructed 23397 square foot mid-rise building with 18 modern and well-appointed units and two level commercial with outdoor patio and garden. One commercial unit is rented with 10 year lease. The remaining space is ideal for a restaurant use. Has 2,439sf street frontage inside, 3,500sf includes 772sf patio covered space and garden area and 3,875sf lower-level with 12 foot ceiling height. This turnkey investment promises immediate returns. Building completed in 2025, the property offers state-of-the-art amenities, a prime location, making it an ideal choice for multifamily investors seeking a secure and lucrative addition to their portfolio. Take advantage of this rare chance to acquire a premier property in a thriving rental market. Schedule a viewing today and seize this outstanding investment opportunity.

## PROPERTY HIGHLIGHTS

- 23,397 SF building
- 19 units, 18 residential & commercial
- Built in 2025
- Located in central business district of White Plains

**Barry Synnott**  
Real Estate Associate Broker  
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Associate Real Estate Broker  
(914) 420-4260



**COLDWELL BANKER**  
**COMMERCIAL**  
NRT

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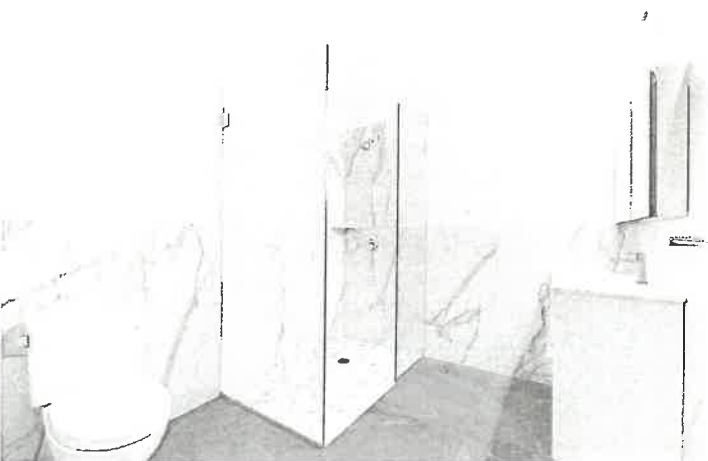


## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of White Plains, NY. This impressive property boasts a newly constructed 23397 square foot mid-rise building with 18 modern and well-appointed units and two level commercial with outdoor patio and garden. One commercial unit is rented with 10 year lease. The remaining space is ideal for a restaurant use. Has 2,439sf street frontage inside, 3,500sf includes 772sf patio covered space and garden area and 3,875sf lower-level wit 12 foot ceiling height. This turnkey investment promises immediate returns. Building completed in 2025, the property offers state-of-the-art amenities, a prime location, making it an ideal choice for multifamily investors seeking a secure and lucrative addition to their portfolio. Take advantage of this rare chance to acquire a premier property in a thriving rental market. Schedule a viewing today and seize this outstanding investment opportunity.

## LOCATION DESCRIPTION

Discover the vibrant community surrounding the property in White Plains, NY. This dynamic city offers an array of attractions, including the upscale shopping and dining at The Westchester mall, just a stone's throw away. Enjoy the picturesque green spaces at Tibbits Park or explore the arts and entertainment scene at the White Plains Performing Arts Center. With easy access to public transportation and major roadways, the area provides convenience for residents. Investors seeking a prime location for a multifamily/mid-rise property will appreciate the blend of urban amenities and suburban charm that White Plains has to offer.



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**PROJECTED RENT ROLL**

199-201 East Post Road  
White Plains, NY

Unit Description	Per Sq. Ft.	Projected Rent	Per Sq. Ft.	Projected Monthly Gross Rent	Projected Annual Gross Rent	RENTED
Retail Space	2,345	\$ 44.00	\$	\$ 8,598	\$ 103,180	RENTED
Vacant Inside Area	2,439	\$ 25.00	\$	\$ 5,081	\$ 60,975	
Vacant Outdoor Patio & Garden Area	3,500	\$ 25.00	\$	\$ 7,292	\$ 87,500	
Lower-Level area	3,875	\$ 25.00	\$	\$ 8,072	\$ 96,875	
Commercial tenants reimbursed 22%			\$	\$ 4,616	\$ 55,394	
<b>Total Commercial Income</b>			\$	\$ 33,659	\$ 403,924	
201 One Bedroom/Study/One Bath/Juliette Balcony	817	\$ 41.13	\$	\$ 2,800	\$ 33,600	RENTED
202 Studio/Den/Office/One Bath	837	\$ 36.56	\$	\$ 2,550	\$ 30,600	RENTED
203 One Bedroom/Study/One Bath	918	\$ 35.29	\$	\$ 2,700	\$ 32,400	RENTED
204 One bedroom/Study/One Bath/Terrace	835	\$ 42.40	\$	\$ 2,950	\$ 35,400	
205 Studio/Den/Office/One Bath	817	\$ 42.59	\$	\$ 2,900	\$ 34,800	
206 One bedroom/Study/One Bath/Terrace	918	\$ 35.95	\$	\$ 2,750	\$ 33,000	RENTED
301 One Bedroom/Study/One Bath/Juliette Balcony	817	\$ 42.59	\$	\$ 2,900	\$ 34,800	RENTED
302 Studio/Den/Office/One Bath	837	\$ 36.56	\$	\$ 2,550	\$ 30,600	RENTED
303 One Bedroom/Study/One Bath	914	\$ 35.45	\$	\$ 2,700	\$ 32,400	RENTED
304 One bedroom/Study/One Bath/Terrace	835	\$ 37.83	\$	\$ 2,632	\$ 31,584	WPAH
305 Studio/Den/Office/One Bath	817	\$ 41.86	\$	\$ 2,850	\$ 34,200	
306 One bedroom/Study/One Bath/Terrace	918	\$ 39.22	\$	\$ 3,000	\$ 36,000	
402 Studio/Den/Office/One Bath	837	\$ 36.56	\$	\$ 2,550	\$ 30,600	RENTED
403 One Bedroom/Study/One Bath	918	\$ 35.29	\$	\$ 2,700	\$ 32,400	RENTED
404 One bedroom/Study/One Bath/Terrace	835	\$ 37.83	\$	\$ 2,632	\$ 31,584	WPAH
405 Studio/Den/Office/One Bath	817	\$ 41.86	\$	\$ 2,850	\$ 34,200	RENTED
406 One bedroom/Study/One Bath/Terrace	918	\$ 35.95	\$	\$ 2,750	\$ 33,000	RENTED
401 One Bedroom/Study/One Bath/Juliette Balcony	817	\$ 44.61	\$	\$ 3,000	\$ 36,000	RENTED
			\$	\$ 49,764	\$ 597,168	

**TOTAL COMMERCIAL & RESIDENTIAL INCOME**

\$ 83,423 \$ 1,001,092

**PROJECTED INCOME & EXPENSES**

199-201 East Post Road

White Plains, NY

**Projected Commercial Rents:**

Rented Hotworx 2,345sf	\$	103,180
Vacant Inside area 2,439sf	\$	60,975
Vacant outdoor patio & garden area 3,500sf	\$	87,500
Vacant lower-level area 3,875sf	\$	96,875
Total Commercial	\$	348,530
Residential Income	\$	597,168
Commercial tenants reimbursed 22% of taxes & Operating expenses	\$	55,394
Total Gross Income	\$	1,001,092
Vacancy @ 3%	\$	30,033
Effective Gross Income	\$	971,059

**Expenses:**

Taxes	\$	156,290
Insurance	\$	16,000
Legal	\$	5,000
Heating Gas	\$	10,000
Electric Common Area	\$	7,000
Elevator Maintenance	\$	6,000
Permits & Fees	\$	1,500
Painting	\$	5,000
Exterminating	\$	2,500
Supplies & Repairs	\$	15,500
Water & Sewer	\$	17,500
Management @ 3%	\$	26,013
Advertising & Commissions	\$	8,500
Wages & Salaries	\$	20,000
Total Expenses	\$	296,803
Net Operating Income	\$	674,256

