



## An Office Investment Opportunity

**116 N Central Ave | Hartsdale, NY**

Office Building For Sale

### Contact

**Christian Dedvukaj** 914.747.5000 CD@princetonrealtygroup.com  
**Frank Fiorella** 914.747.5000 x223 FF@princetonrealtygroup.com

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## Executive Summary



### OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	4,200 SF
BUILDING CLASS	C
LOT SIZE	14,144 SF
ZONING	CA
SALE PRICE	\$2,700,000
TAXES	\$26,000
AVAILABILITY	Immediate

### PROPERTY OVERVIEW

Discover a prime investment opportunity in the heart of Hartsdale, NY. This impressive property offers two (2) buildings totaling 4,200 SF, zoned CA, ensuring versatile usage possibilities. The Wedgewood Professional Center presents a unique opportunity to acquire a historically distinguished property that has been fully configured for professional medical use. The facility offers a functional and efficient layout, ideally suited for dental, medical, including veterinary and wellness facilities. The exiting build-out includes multiple exam and treatment rooms, consultation office, reception / waiting area and lab space. The property has parking for 12 cars and additionally, ownership has a lease with the neighbor north for 6 additional cars.

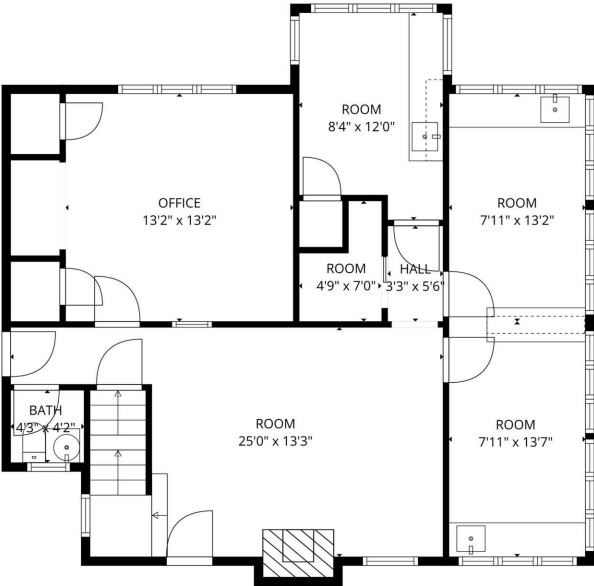
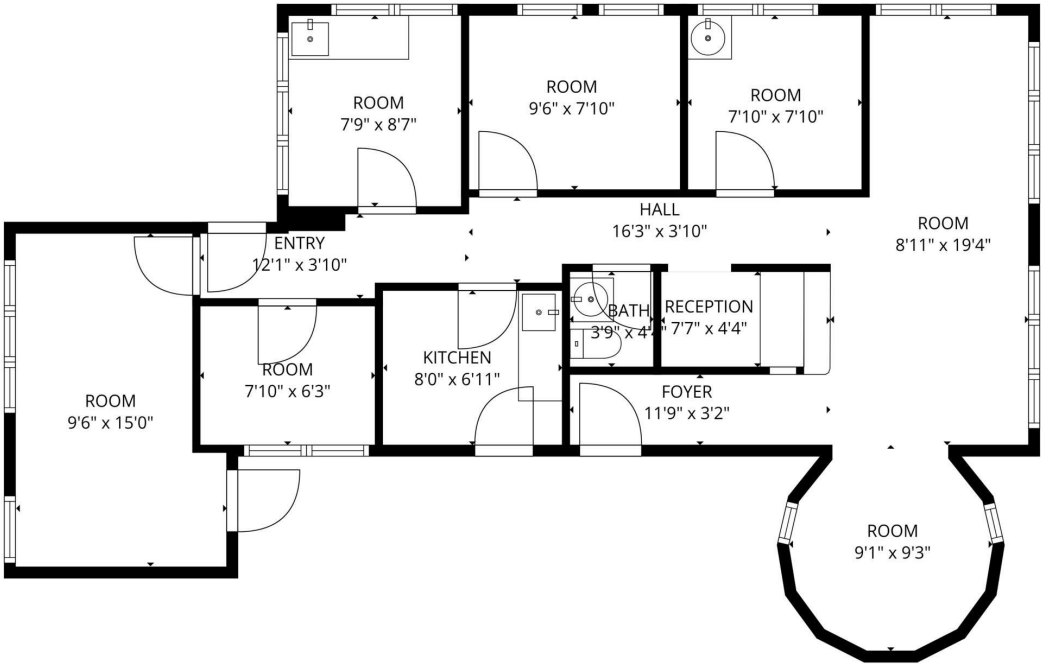
### LOCATION OVERVIEW

Discover the vibrant community surrounding the property in Hartsdale, NY. Nestled in a prime location, this sought-after area boasts a mix of commercial and residential spaces, creating a lively and diverse atmosphere for businesses. The property has direct access via Route 100 / N. Central Ave. via Route 119. Close proximity to the Cross Westchester Parkway, Bronx River Parkway. With convenient access to major transportation arteries and a bustling downtown, the location offers an ideal setting for office and office building investors seeking a dynamic environment for their investment.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

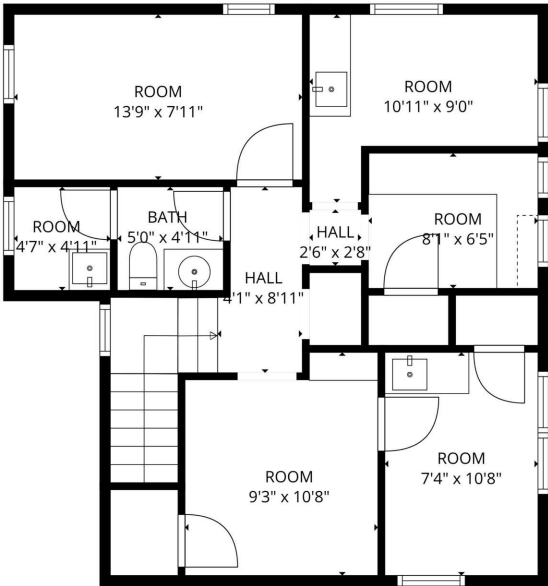


Additional Photos



Total GLA: 1632 sq. ft | Total: 2085 sq. ft  
Floor 1 - Below grade: 373 sq. ft (Excluded areas 74 sq. ft)  
Floor 2: 971 sq. ft (Excluded areas 6 sq. ft)  
Floor 3: 661 sq. ft

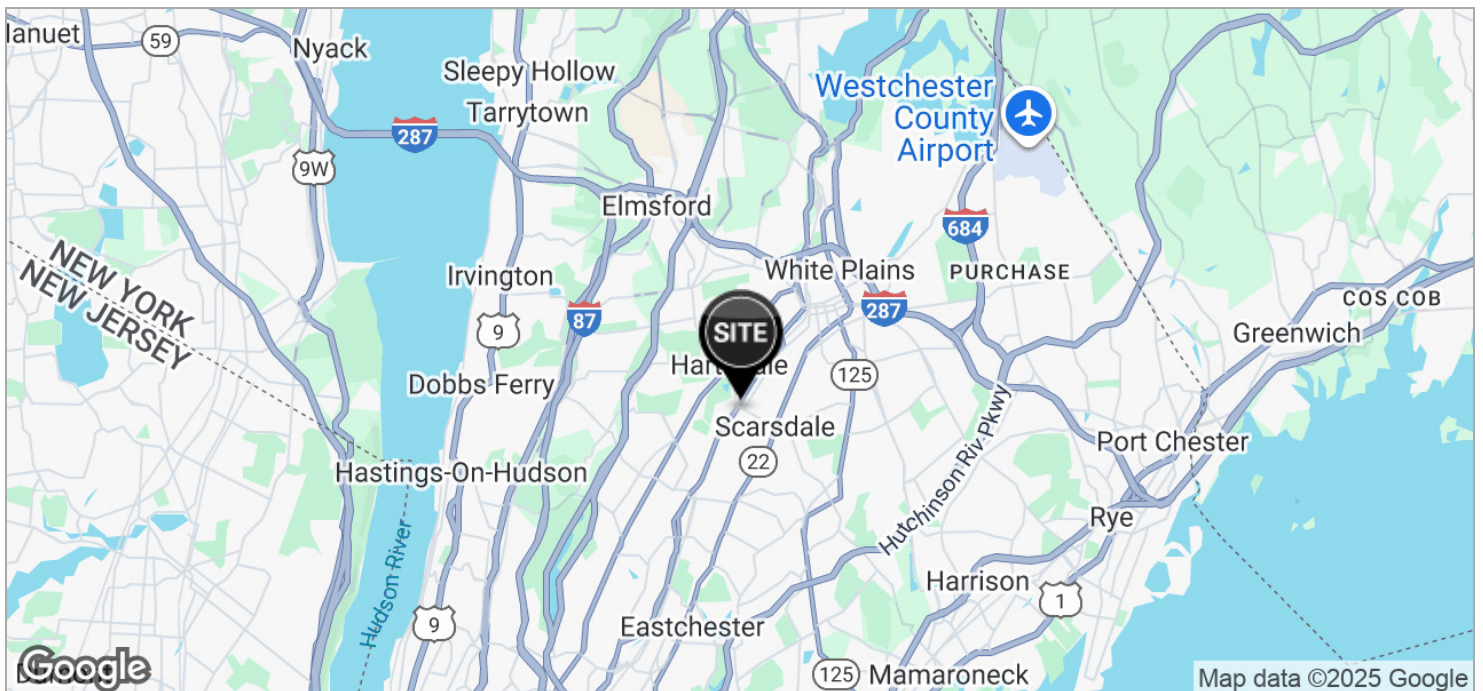
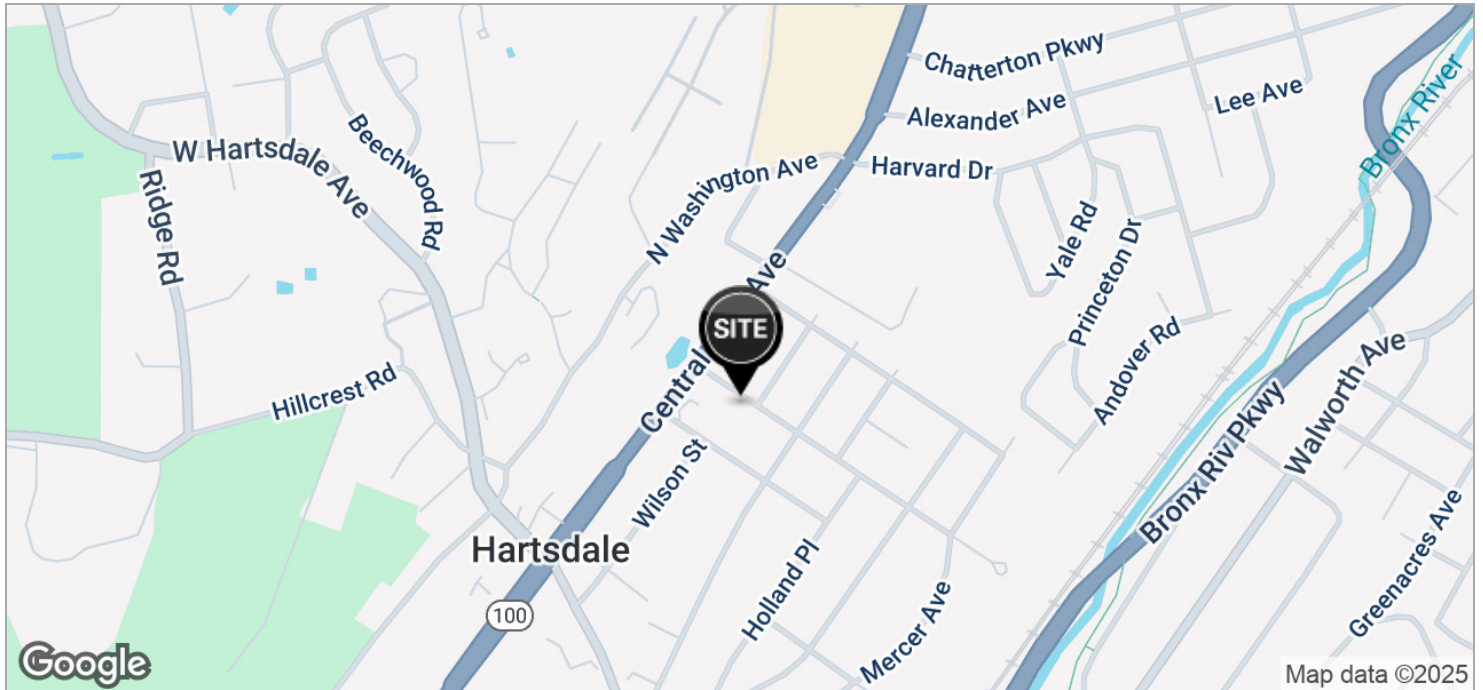
FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



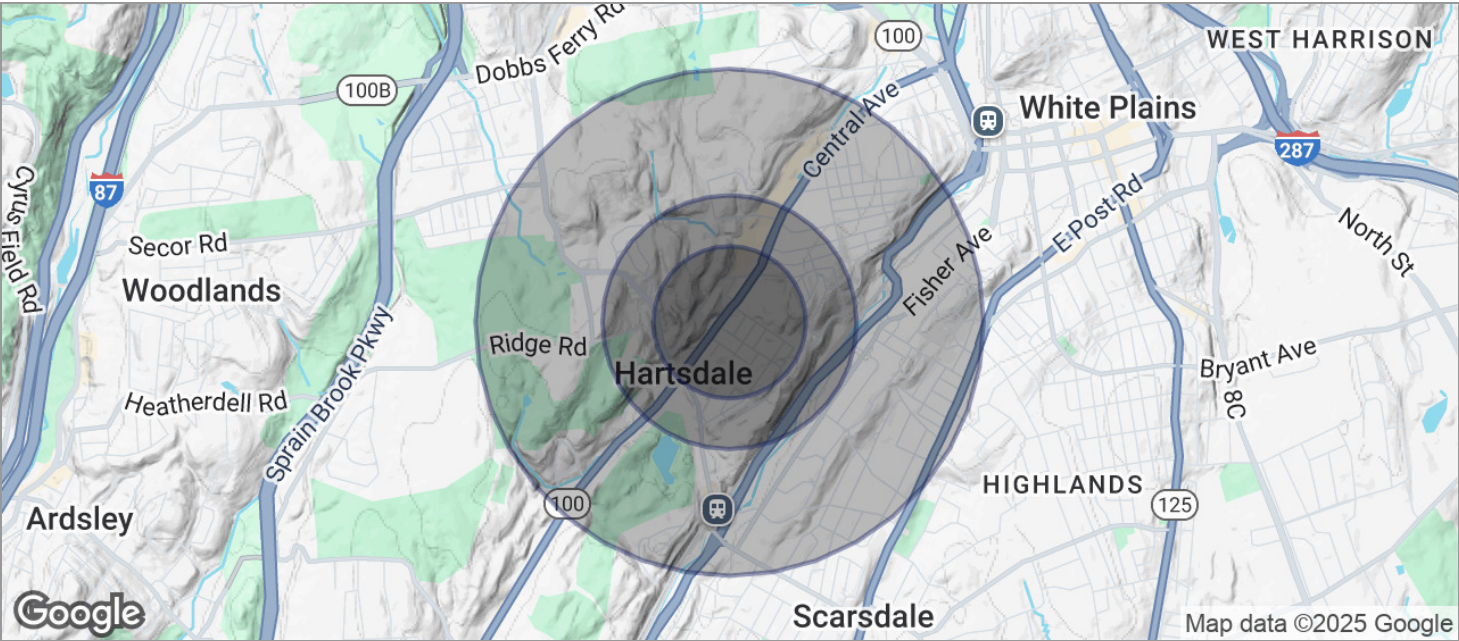
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## Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,747	4,343	18,340
MEDIAN AGE	48	48	44
MEDIAN AGE (MALE)	45	45	42
MEDIAN AGE (FEMALE)	50	50	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	861	2,140	7,500
# OF PERSONS PER HH	2	2	2.4
AVERAGE HH INCOME	\$182,714	\$183,711	\$184,753
AVERAGE HOUSE VALUE	\$508,913	\$557,844	\$751,710

\* Demographic data derived from 2020 ACS - US Census