



## An Office Investment Opportunity 116 N Central Ave | Hartsdale, NY

Office Building For Sale

### Contact

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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

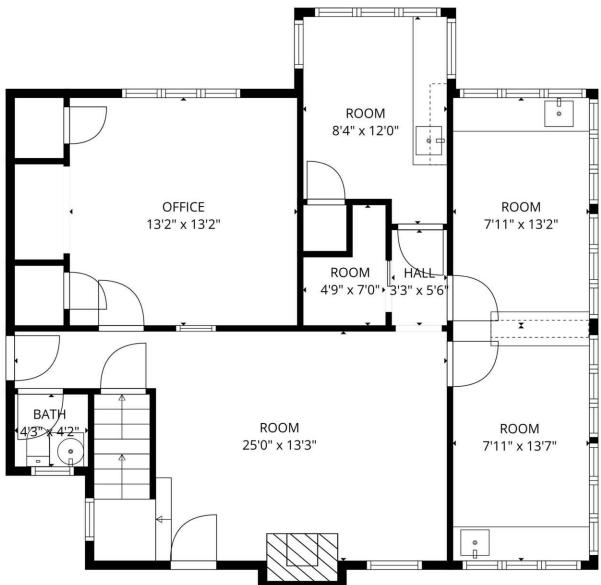
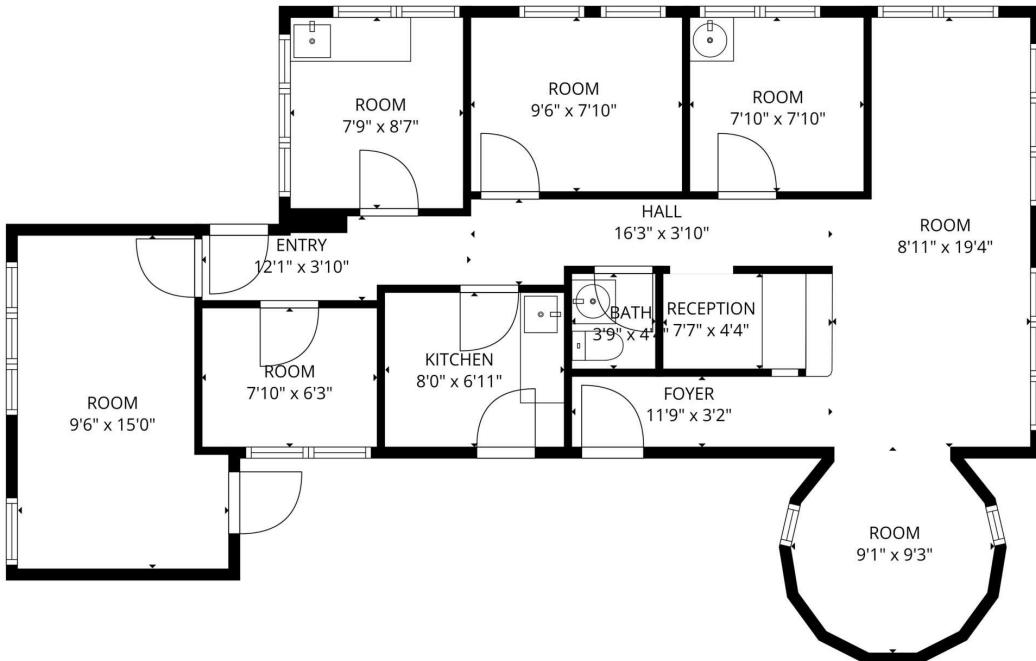
Discover a prime investment opportunity in the heart of Hartsdale, NY. This impressive property offers two (2) buildings totaling 4,200 SF, zoned CA, ensuring versatile usage possibilities. The Wedgewood Professional Center presents a unique opportunity to acquire a historically distinguished property 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.

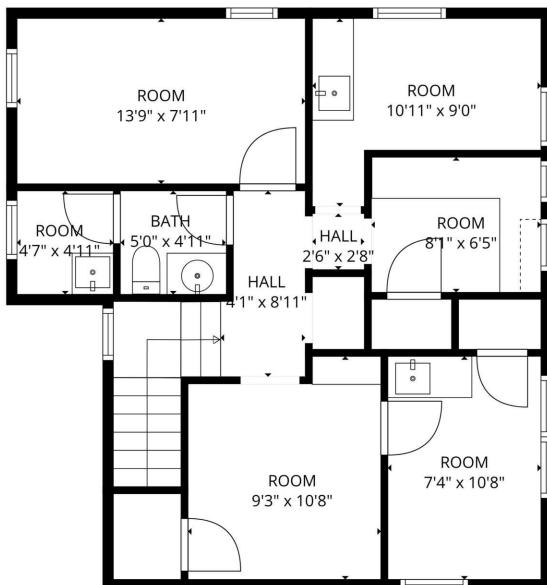
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### Additional Photos



**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

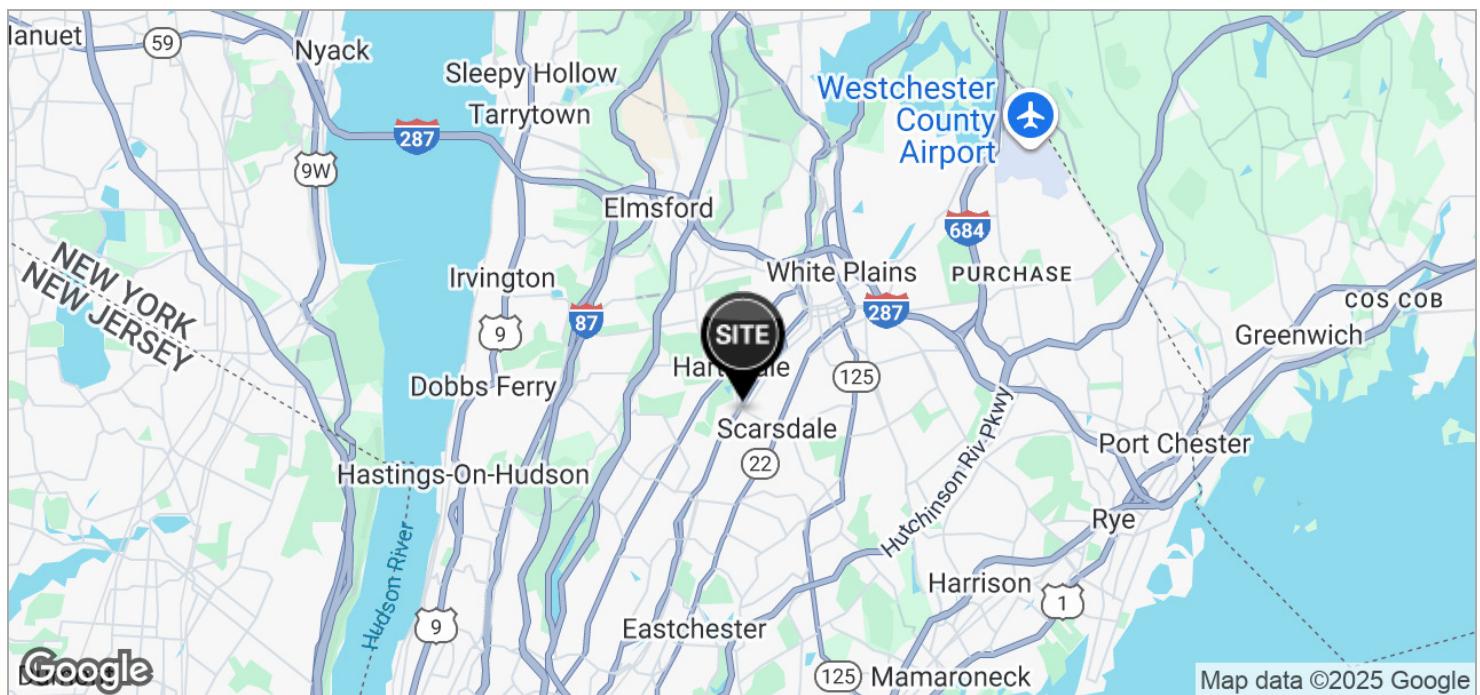
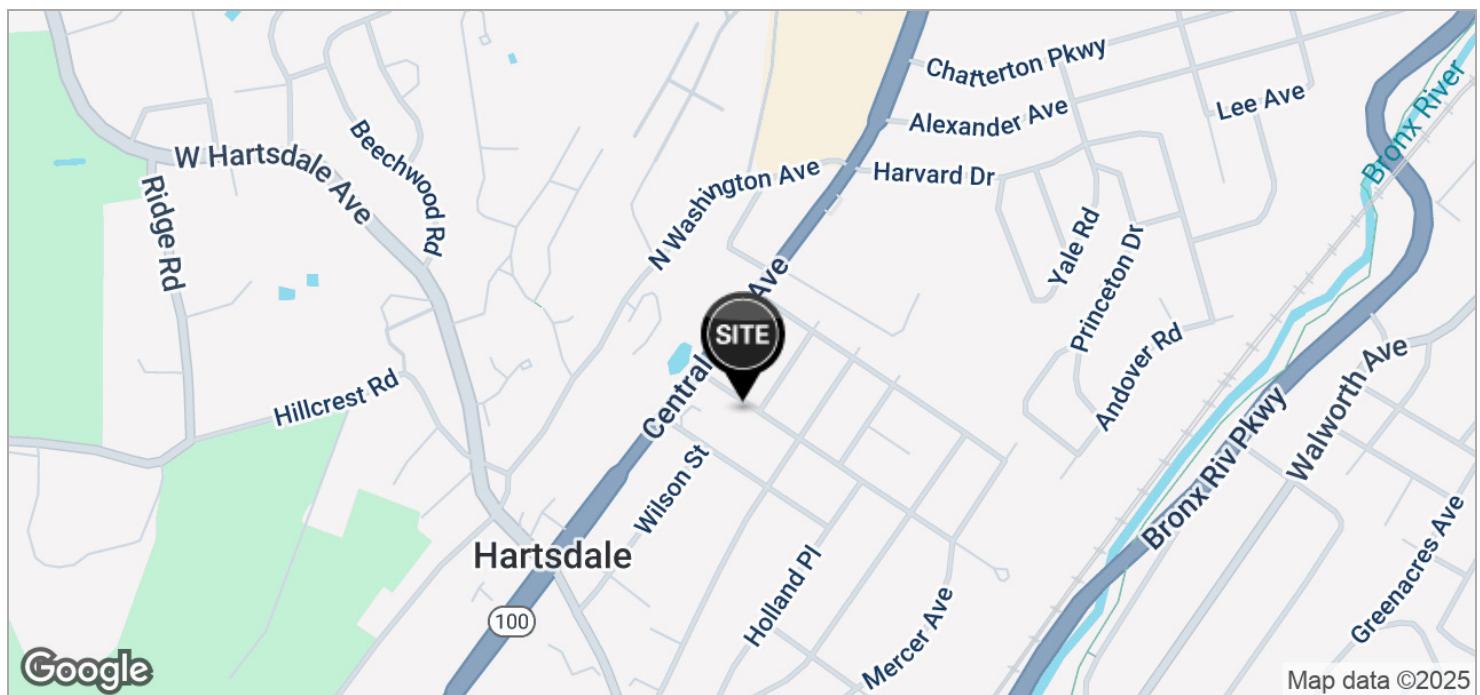
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



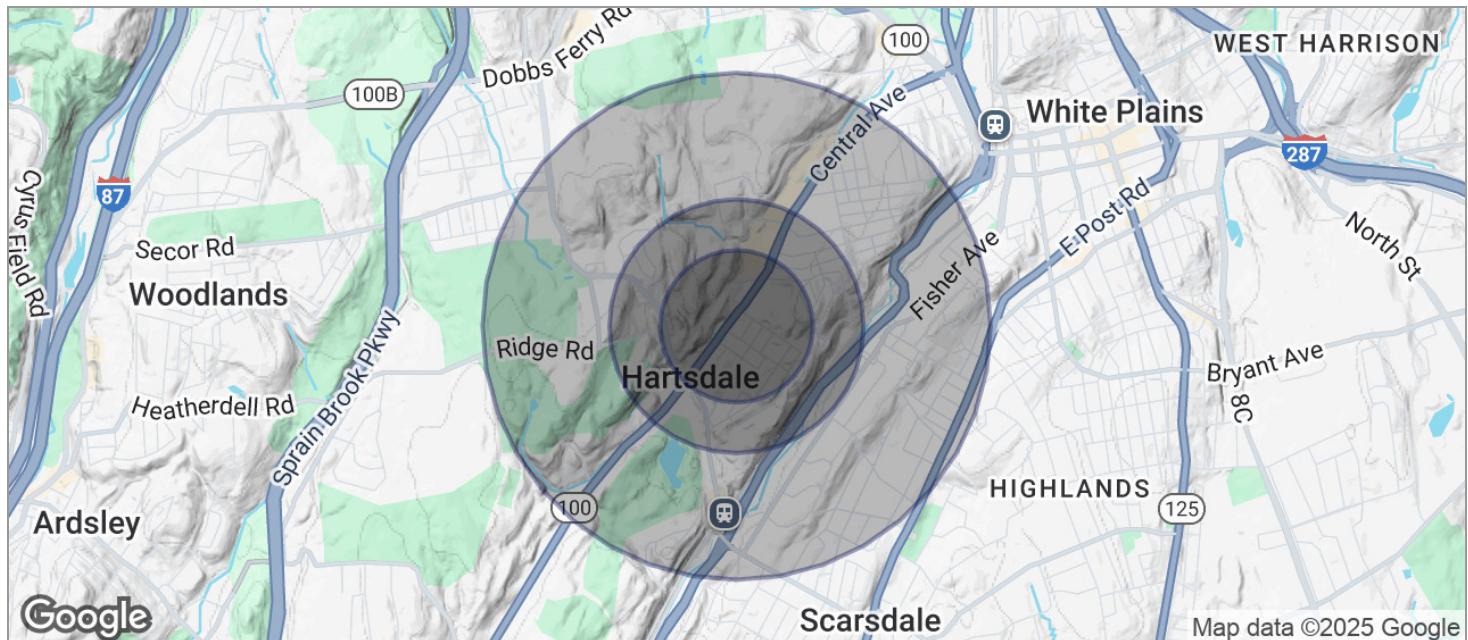
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## Location Maps



## Demographics Map



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

\* Demographic data derived from 2020 ACS - US Census