



COLDWELL BANKER | REALTY

48 ROUTE 6 YORKTOWN HEIGHTS, NY

MEDICAL & OFFICE SPACE FOR LEASE

Welcome to 48 Route 6 in Yorktown Heights NY, (Formerly CareMount Medical Offices). This architecturally stunning brick building includes 4 very large medical/office suites, each hosting their very own bathrooms, reception area, multiple exam rooms with sinks and multiple entrances. Abundance of natural light caused by the floor to ceiling windows as well as a traffic exposure of 20,000+ cars per day. Tons of parking, 24 hour security systems and a common vestibule for all tenants. Unit 103 has 10+ office/exam rooms, very high ceilings with skylights and great reception/waiting room. Located just one mile from the Somers Common Shopping Center and 4 miles from the Jefferson Valley Mall and the Taconic State Parkway.

AVAILABLE SUITES

101 (2,959 sf) **SUB DIVISION AVAILABLE **

102 (1,808 sf)

103 (2,307 sf)

104 **LEASED**



Building Information

- Total Size 9,600 sf
- 4 Medical/ Office Suites
- ADA Compliant
- 68 Parking Spaces
- 24 hour security system
- 20,000+ Daily Traffic Count
- Built in 1990
- Floor to ceiling windows with tons of natural light
- High/vaulted ceilings in some units
- Easily accessible from Taconic State Parkway, Somers, Yorktown and Mahopac

Get in Touch

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Keri Kenny

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10 McMahon Pl,
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48 ROUTE 6 YORKTOWN HEIGHTS, NY

UNIT 101

2,959 SF

Welcome to 48 Route 6 in Yorktown NY, (Formerly CareMount Medical Offices). This architecturally stunning brick building includes 4 very large medical/office suites, each hosting their very own bathrooms, reception area, multiple exam rooms with sinks and multiple entrances. Abundance of natural light caused by the floor to ceiling windows as well as a traffic exposure of 20,000+ cars per day. Tons of parking, 24 hour security systems and a common vestibule for all tenants. Unit 103 has 10+ office/exam rooms, very high ceilings with skylights and great reception/waiting room. Located just one mile from the Somers Common Shopping Center and 4 miles from the Jefferson Valley Mall and the Taconic State Parkway.



Suite 101 Information

- 12 Office/exam rooms (many with sinks)
- High ceilings, floor to ceiling windows, large reception
- 2 entrances from inside and 1 emergency exit to exterior
- ADA Compliant
- Private & customer bathrooms

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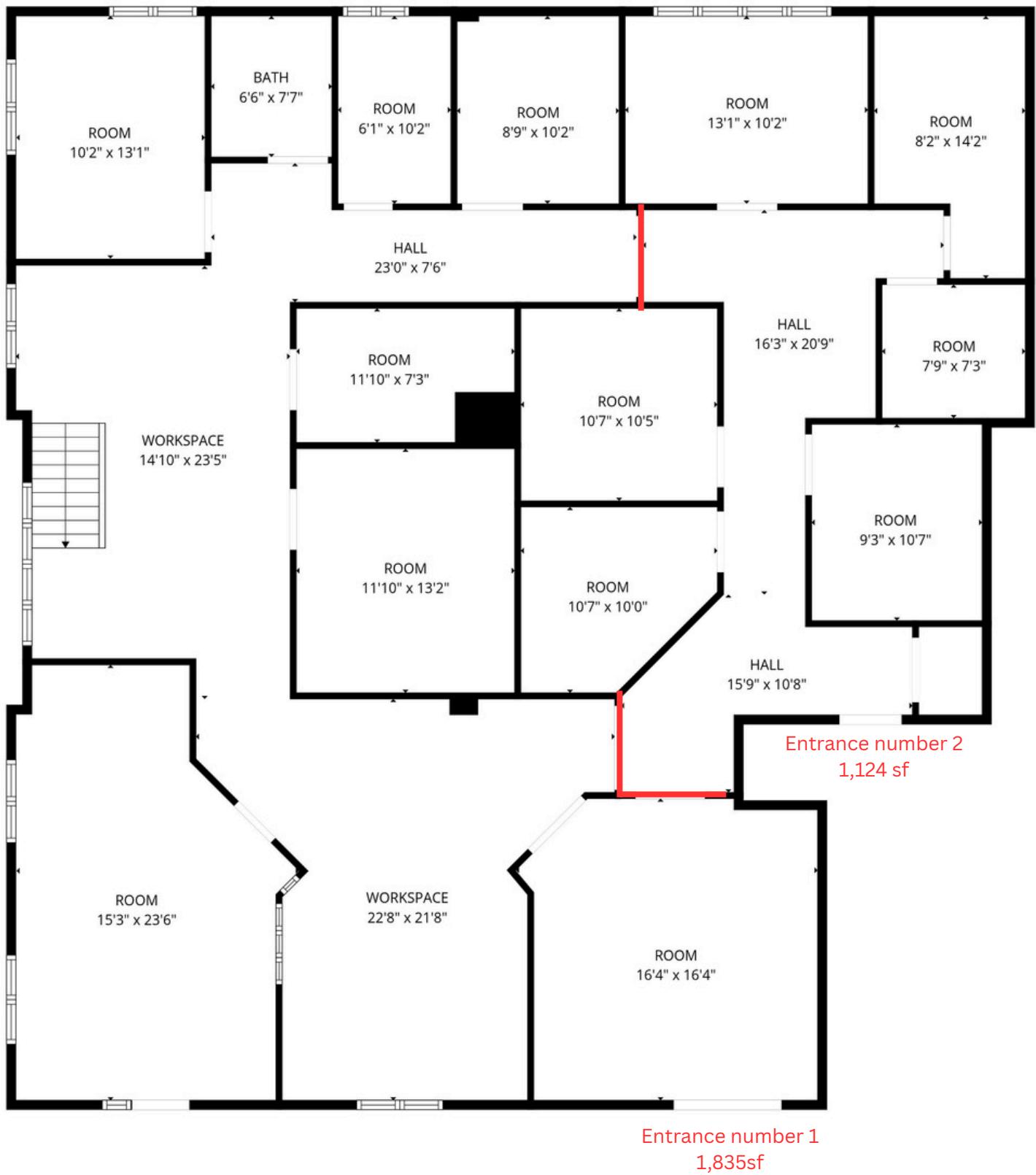
Pricing Structure

- \$22/sf annually + \$3/sf CAM
- CAM includes landscaping, snow removal, common area & exterior electric, vestibule, shared bathrooms and heat.
- 3% annual increases
- 2 month security deposit

**\$6,164/MO plus electric and cable **

Subdivision possibility:

1,835 sf (\$3,823/MO) & 1,124 sf (\$2,341/MO)



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

Total Square Feet 2,959 sf

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48 ROUTE 6 YORKTOWN HEIGHTS, NY

UNIT 102

1,808 SF

Welcome to 48 Route 6 in Yorktown NY, (Formerly CareMount Medical Offices). This architecturally stunning brick building includes 4 very large medical/office suites, each hosting their very own bathrooms, reception area, multiple exam rooms with sinks and multiple entrances. Abundance of natural light caused by the floor to ceiling windows as well as a traffic exposure of 20,000+ cars per day. Tons of parking, 24 hour security systems and a common vestibule for all tenants. Unit 103 has 10+ office/exam rooms, very high ceilings with skylights and great reception/waiting room. Located just one mile from the Somers Common Shopping Center and 4 miles from the Jefferson Valley Mall and the Taconic State Parkway.



Unit 102 Information

- 7 Office/exam rooms (many with sinks)
- High ceilings, floor to ceiling windows, large reception
- 2 entrances from inside
- ADA Compliant
- Private & customer bathrooms

Pricing Structure

- \$22/sf annually + \$3/sf CAM
- CAM includes landscaping, snow removal, common area & exterior electric, vestibule, shared bathrooms and heat.
- 3% annual increases
- 2 month security deposit

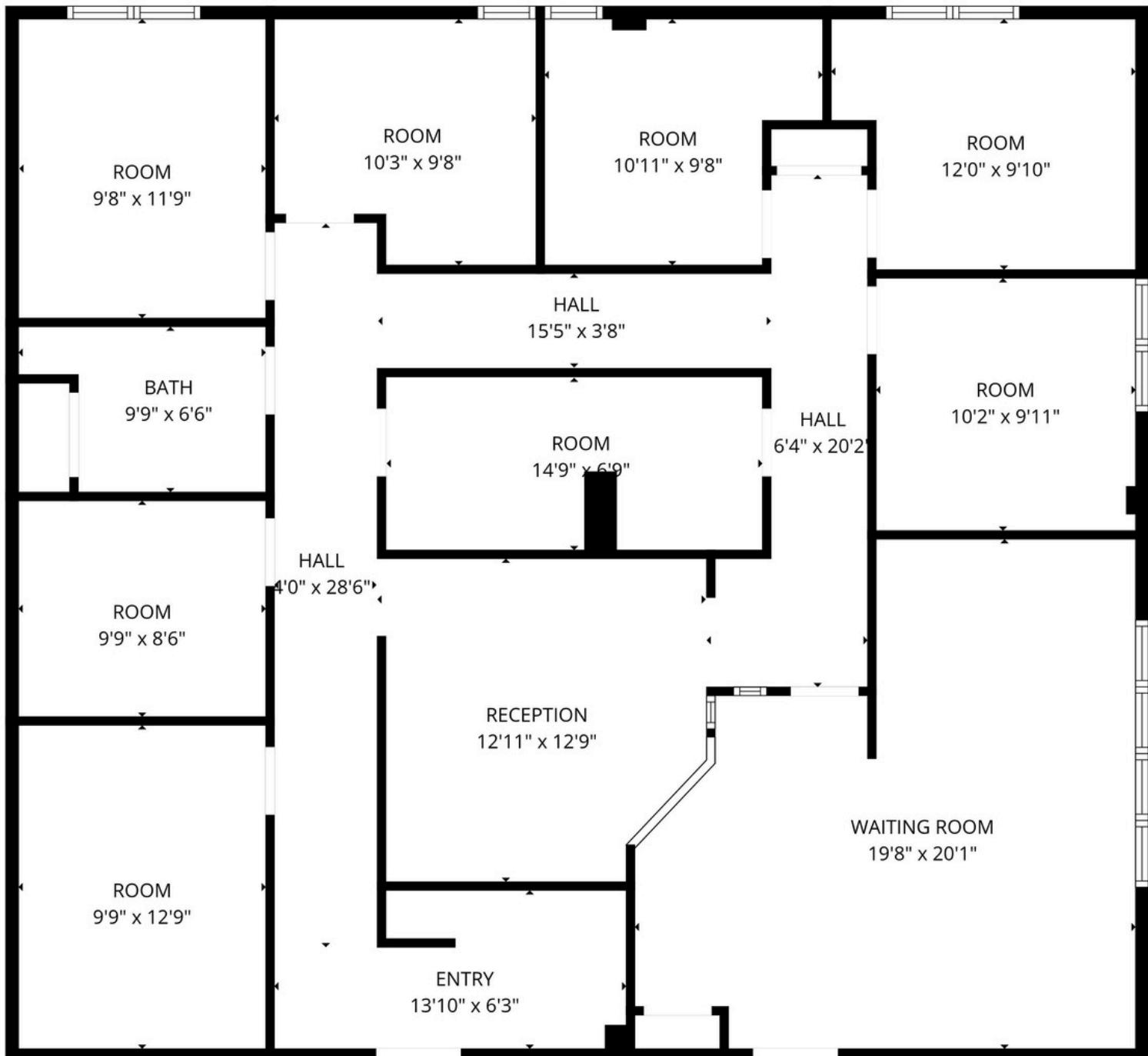
**\$3,766/MO plus electric and cable **

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48 ROUTE 6 YORKTOWN HEIGHTS, NY

UNIT 103

2307 SF

Welcome to 48 Route 6 in Yorktown NY, (Formerly CareMount Medical Offices). This architecturally stunning brick building includes 4 very large medical/office suites, each hosting their very own bathrooms, reception area, multiple exam rooms with sinks and multiple entrances. Abundance of natural light caused by the floor to ceiling windows as well as a traffic exposure of 20,000+ cars per day. Tons of parking, 24 hour security systems and a common vestibule for all tenants. Unit 103 has 10+ office/exam rooms, very high ceilings with skylights and great reception/waiting room. Located just one mile from the Somers Common Shopping Center and 4 miles from the Jefferson Valley Mall and the Taconic State Parkway.



Suite 103 Information

- 10 + office/exam rooms (many with sinks)
- High ceilings, floor to ceiling windows, large reception
- ADA Compliant
- Private & customer bathrooms

Pricing Structure

- \$22/sq annually + \$3/sq CAM
- CAM includes landscaping, snow removal, common area & exterior electric, vestibule, shared bathrooms and heat.
- 3% annual increases
- 2 month security deposit

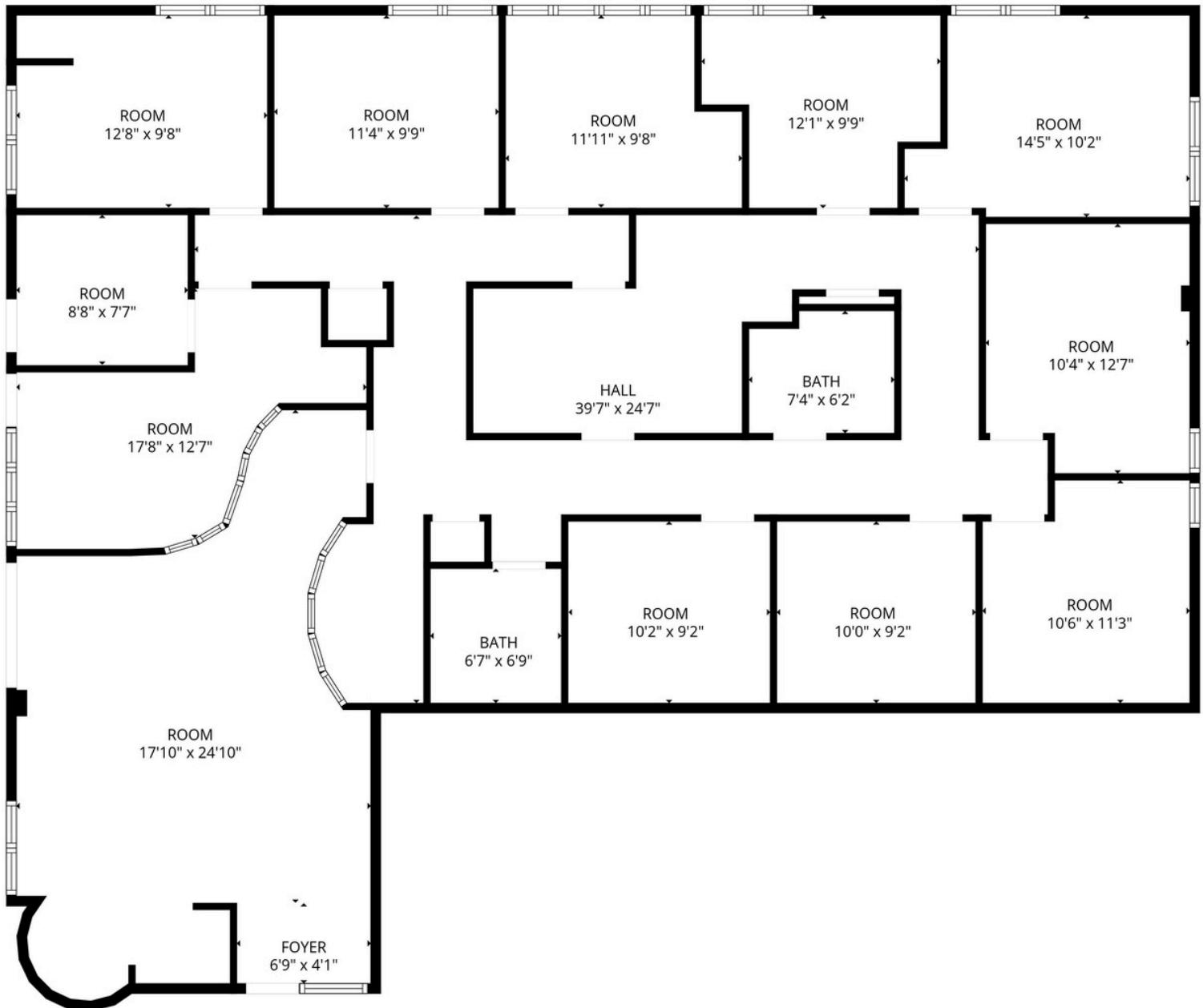
**\$4,806/MO + electric and cable **

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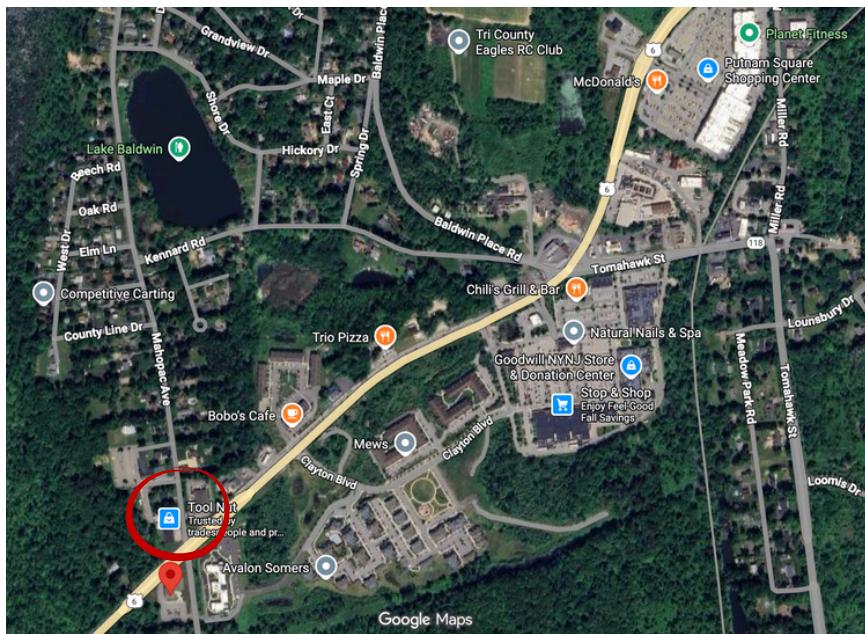
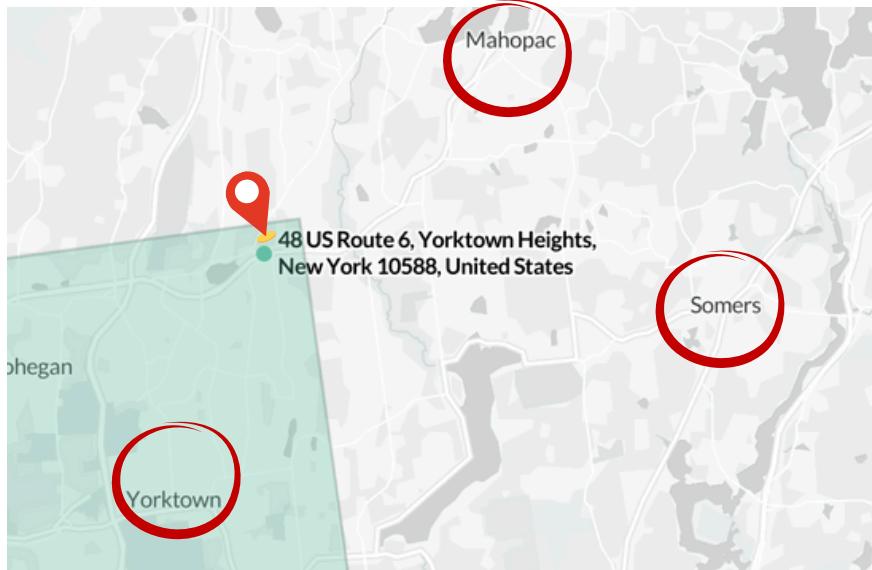
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Location & Demographics



NEAR BY TENANTS

- Avalon Somers .3 miles
- Bobos Cafe .3 miles
- Chilis .9 miles
- Stop n Shop .8 miles
- McDonalds 1.1 miles

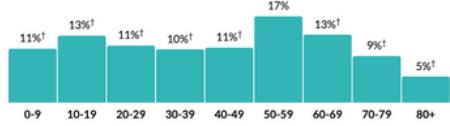
Age

44.4

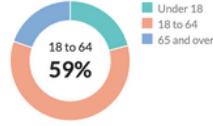
Median age

about 10 percent higher than the figure in Westchester County: 41.5
about 10 percent higher than the figure in New York: 39.6

Population by age range



Population by age category



Property Specs

- Medical /Office Building
- Private Parking lot (68 spots)
- 4 Tenant Building
- Lot Size 1.64 Acres
- Zoning Code NS
- Boarders Yorktown, Somers, Mahopac (Hamlet of Carmel)

Yorktown town, Westchester County, NY

County Subdivision in: [Westchester County, NY, New York, United States](#)

35,969

Population

36.8 square miles

978.5 people per square mile

Census data: ACS 2023 5-year unless noted

Somers town, Westchester County, NY

County Subdivision in: [Westchester County, NY, New York, United States](#)

21,275

Population

29.8 square miles

714.1 people per square mile

Census data: ACS 2023 5-year unless noted

Carmel town, Putnam County, NY

County Subdivision in: [Putnam County, NY, New York, United States](#)

33,761

Population

35.9 square miles

940.8 people per square mile

Census data: ACS 2023 5-year unless noted

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