



Medical Center at Mahopac

572 Route 6, Mahopac, NY 10541



HOULIHAN LAWRENCE
COMMERCIAL



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Medical Center at Mahopac

Upon Request

Welcome to ****The Medical Center at Mahopac****, your ideal destination for expanding your medical or professional office! This property is strategically located on busy Route 6, offering exceptional visibility with great signage and ample exposure to high traffic. The building is meticulously maintained, with recent exterior upgrades that provide a modern and inviting appearance.

***Location & Access**

- The Medical Center at Mahopac, 572 Route 6, Mahopac, NY
- Prime location on Route 6 with high traffic flow
- Excellent visibility for your business with prominent signage opportunities
- Plentiful parking available for clients, patients, and staff

***Property Details**

- Medical/Professional Office Building
- 150 - 3,600 square feet
- Flexible spaces ranging from 150 to 1,100 square feet...

- Medical Use
- Plentiful Parking



Rental Rate:	Upon Request
Min. Divisible:	150 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	9,926 SF
Year Built:	1982
Walk Score @:	58 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

1st Floor

Space Available	150 - 1,100 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This former urgent care has been subdivided and has a remaining 150-1,100 square feet of usable professional office space use. Please reach out to us as this area is negotiable and subdividable for your desired preference with a shared common area.

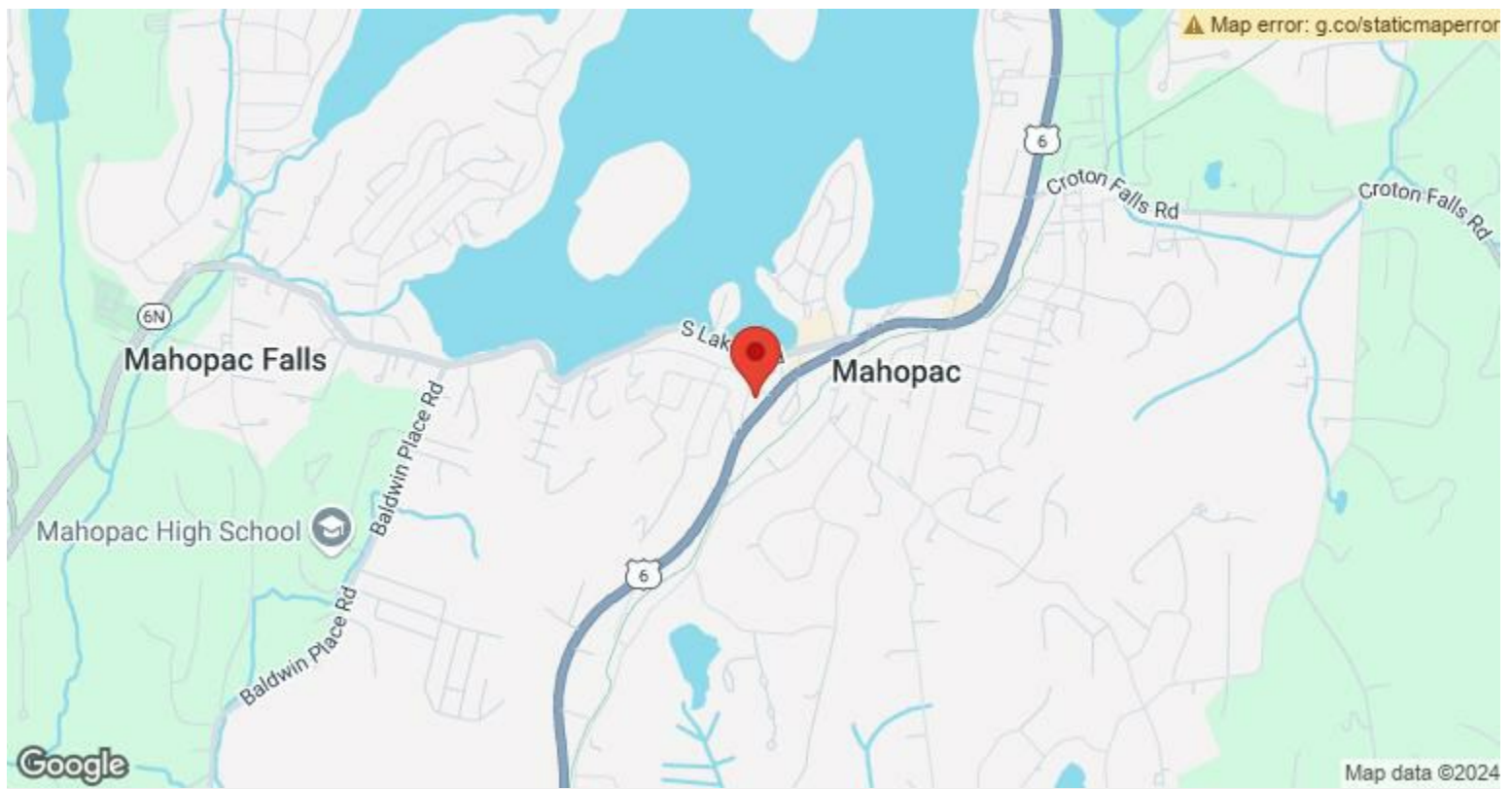
1

1st Floor

Space Available	2,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Area is negotiable and subdividable.

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- Prime location on Route 6 with high traffic flow
- Excellent visibility for your business with prominent signage opportunities
- Plentiful parking available for clients, patients, and staff

*Property Details

- Medical/Professional Office Building
- 150 - 3,600 square feet
- Flexible spaces ranging from 150 to 1,100 square feet or up to 3,600 square feet for larger needs, offering customizable layouts to fit your business
- Recently updated exterior and meticulously maintained interior, ideal for immediate occupancy

* Ideal Uses

The Medical Center at Mahopac is best suited for a variety of medical and professional practices, such as:

- Urgent Care Centers (Second-generation urgent care space available)
- Physical Therapy Clinics
- Dental Offices
- Orthopedic Practices
- ENT Specialists
- Chiropractic Offices
- Professional Office Uses (accounting, legal, administrative, etc.)

* Highlights

- High Traffic Location- Located on busy Route 6, ensuring a steady flow of potential clients or patients
- Versatile Spaces- Flexibility to adapt spaces to your specific needs, whether you require a smaller office or a larger suite
- Modern & Inviting-: Recent exterior updates enhance the building's curb appeal
- Ample Parking- Convenience for staff and clients with plenty of parking available

* Why Choose The Medical Center at Mahopac?

Property Photos

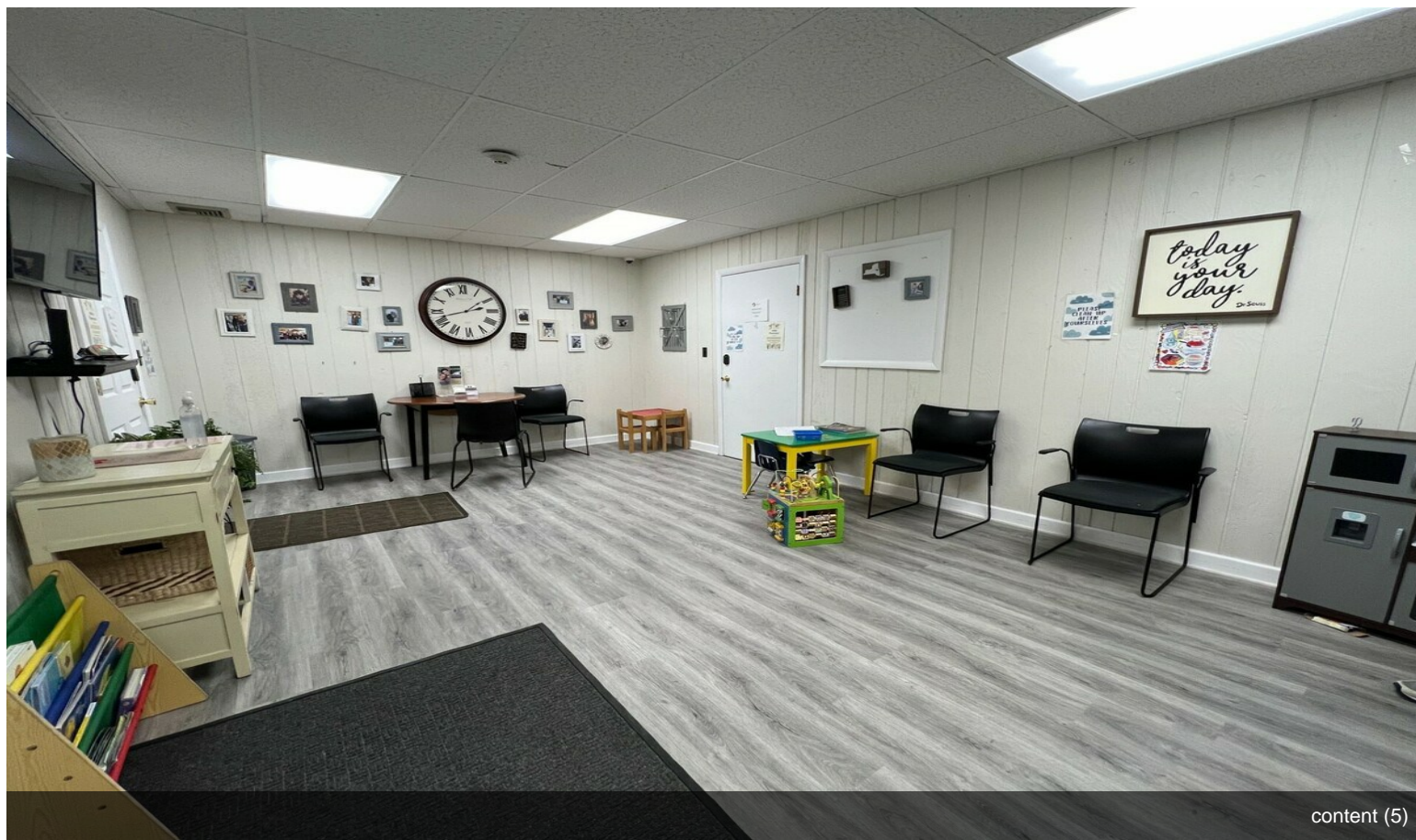


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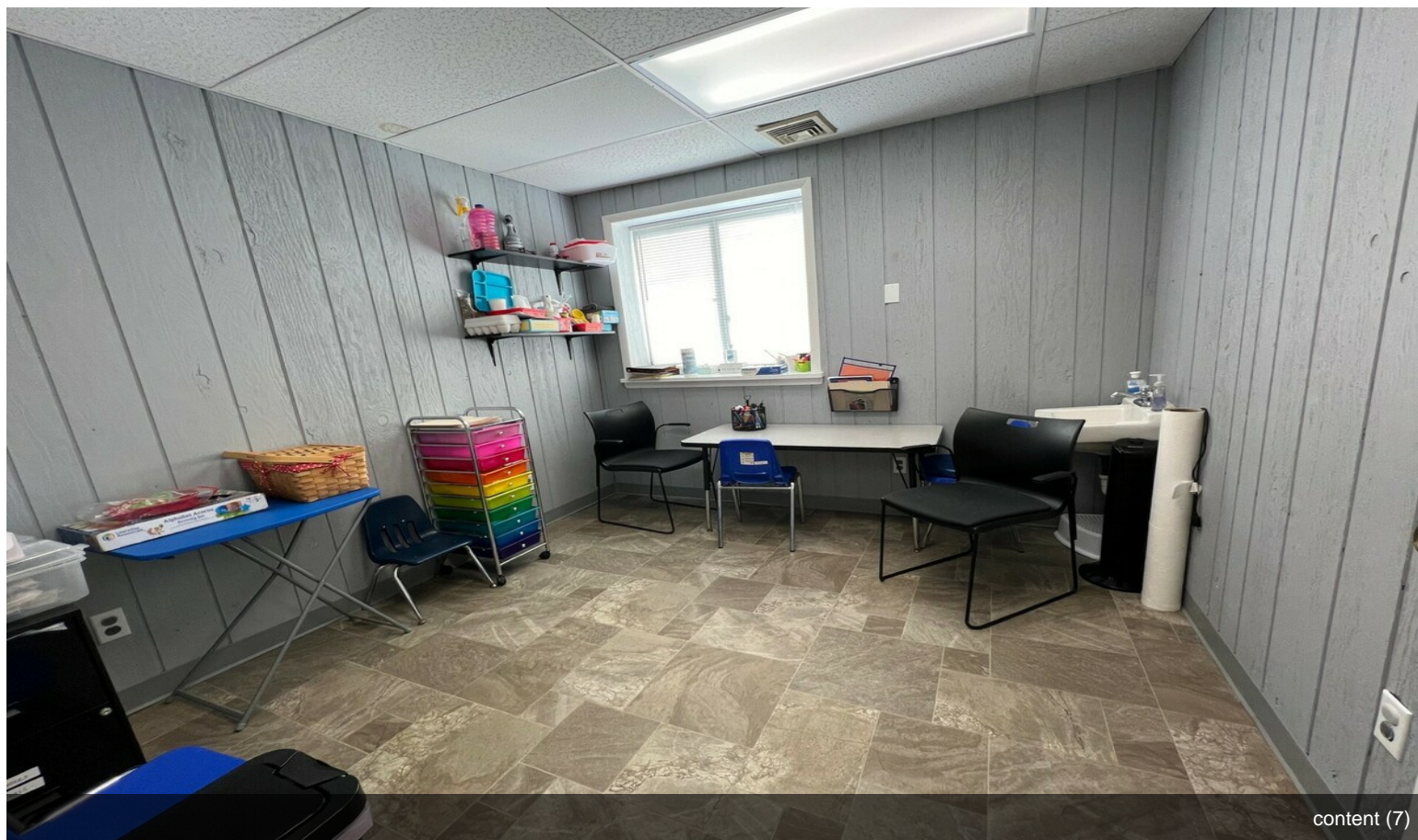


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Property Photos



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Property Photos

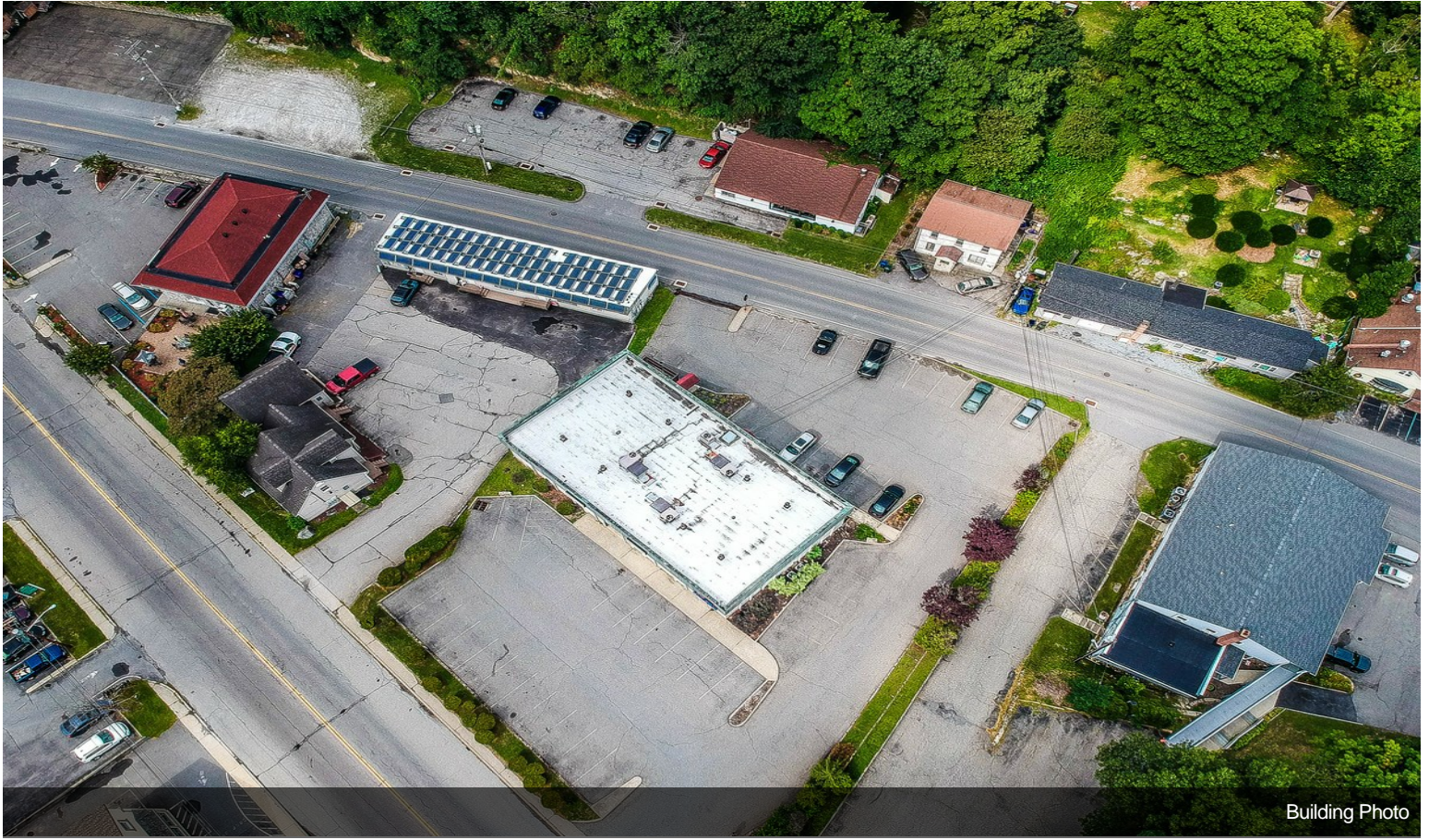


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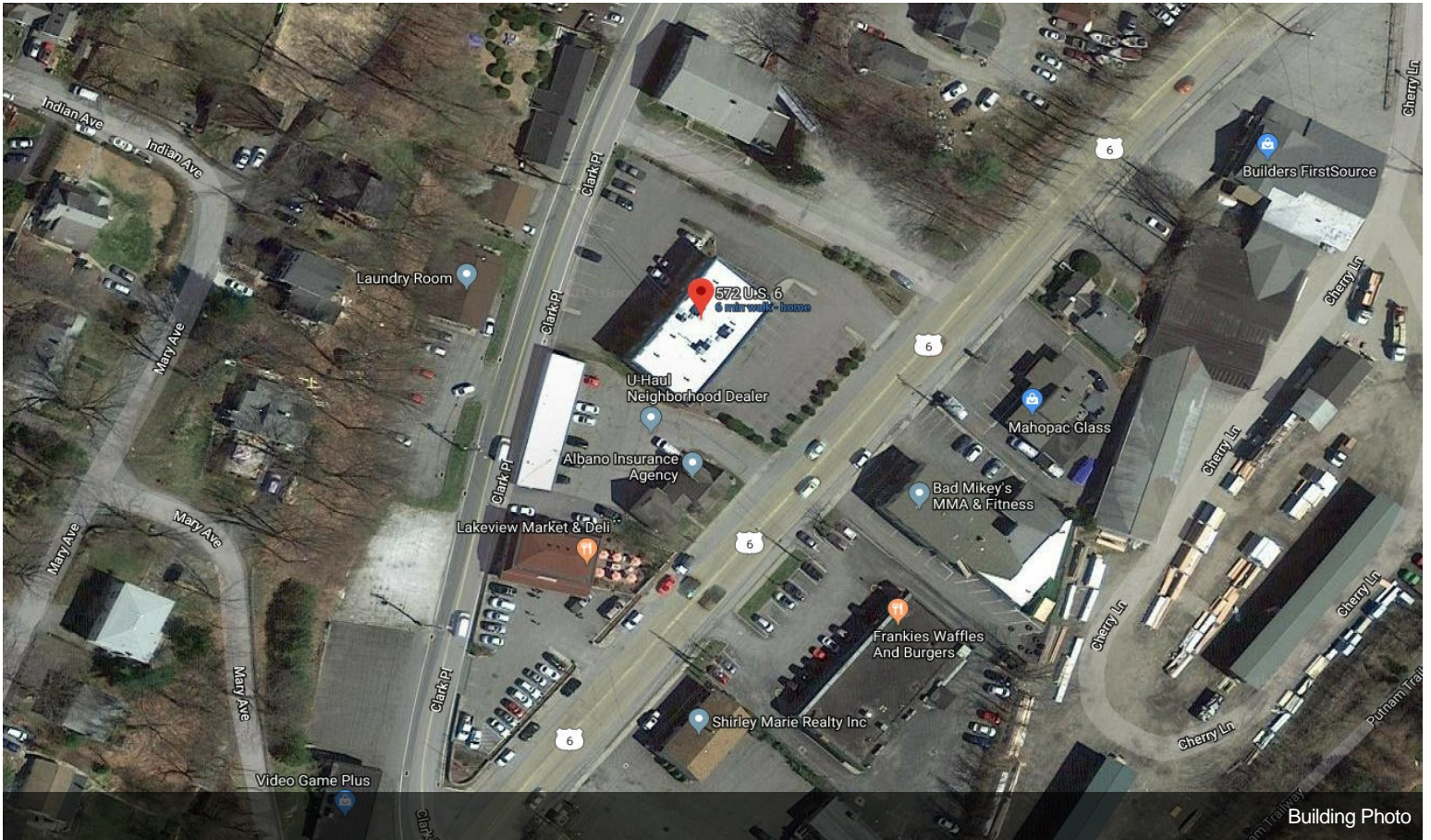


DESCRIPTION	SPECIAL DISTRICT INFORMATION	LEGEND	WETLANDS LINE & SYMBOL	DEVELOPER'S LOT NUMBER	DEED DIMENSION	SCALED DIMENSION	CALCULATED AREA	VISUAL CENTROID	PARCEL NUMBER
	STATE LINE	DISPUTED AREA	WETLANDS LINE & SYMBOL	5	75.43	75.43	2.34 AC. CA.		
	COUNTY LINE	CONTINUOUS OWNERSHIP	WETLANDS LINE & SYMBOL	500(D)					
	TOWN LINE	ROAD R.O.W.	WETLANDS LINE & SYMBOL	100(B)					
	VILLAGE LINE	STREAM WATER LINE	WETLANDS LINE & SYMBOL	100(C)					
	BLOCK LIMIT	SPECIAL DISTRICT LINE	WETLANDS LINE & SYMBOL	100(D)					
	ORIGINAL LOT LINE	SCHOOL DISTRICT LINE	WETLANDS LINE & SYMBOL	100(E)					
	PROPERTY LINE	PART OF PARCEL BOUNDARY	WETLANDS LINE & SYMBOL	100(F)					

Property Photos



Building Photo



Building Photo