

FOR SALE - PROFESSIONAL SUITE

101 South Bedford Rd, Suite 412, Mt. Kisco, NY

1,100 SF PROFESSIONAL OFFICE / MEDICAL



PRESENTED BY

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101 South Bedford Road is widely considered a premier condominium complex in Mount Kisco, NY, tailored for physicians, paramedical professionals, architects, engineers, and upscale professional services (including legal, financial, and therapeutic practices). The complex was designed to specifically accommodate high-turnover professional traffic.

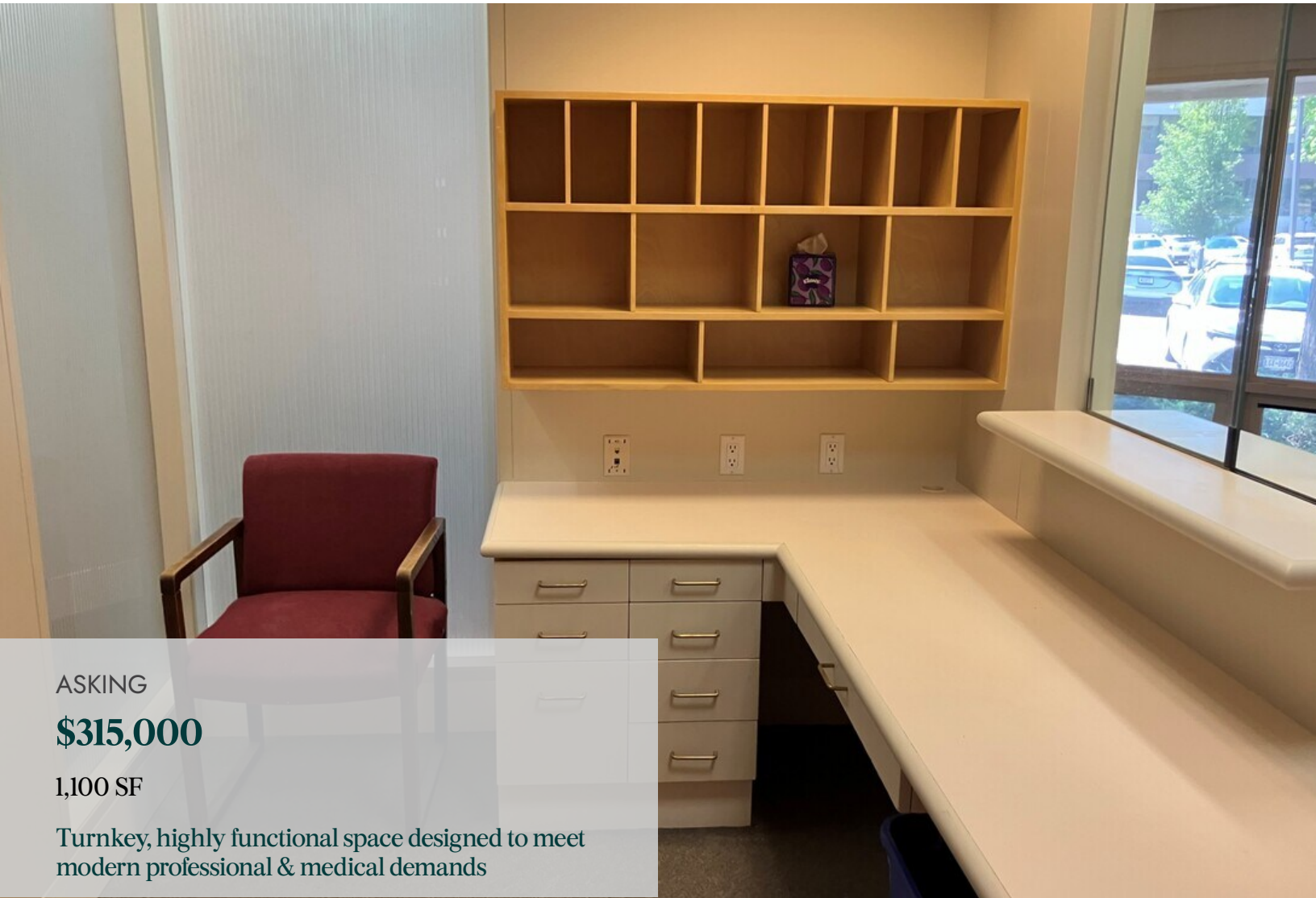
This location offers a strategic opportunity as a secondary office location for professionals looking to establish a footprint outside of New York City. It is also uniquely positioned for medical practitioners navigating non-compete clauses—both those whose terms have expired and are looking to reestablish a practice in Mount Kisco, and those for whom Mt Kisco safely sits outside of their restricted geographic area.

ASKING: \$315,000



- Ample On-Site Parking
- Strategic Location Advantages
- Mount Kisco serves as the central healthcare hub for Northern Westchester County
- The property sits just minutes away from Northern Westchester Hospital
- For physicians requiring hospital privileges, performing surgeries, or needing to transition patients rapidly to a full-scale medical center, this close proximity eliminates daily travel friction.
- "Exceptionally Drivable" Local Access





ASKING

\$315,000

1,100 SF

Turnkey, highly functional space designed to meet modern professional & medical demands

Monthly HOA:	\$1,356.54
Annual Property Taxes:	\$6,724.26
January Allocation:	\$2,139.79
March Allocation:	\$2,444.68
September Allocation:	\$2,139.79



SUITE 412 - HIGHLIGHTS



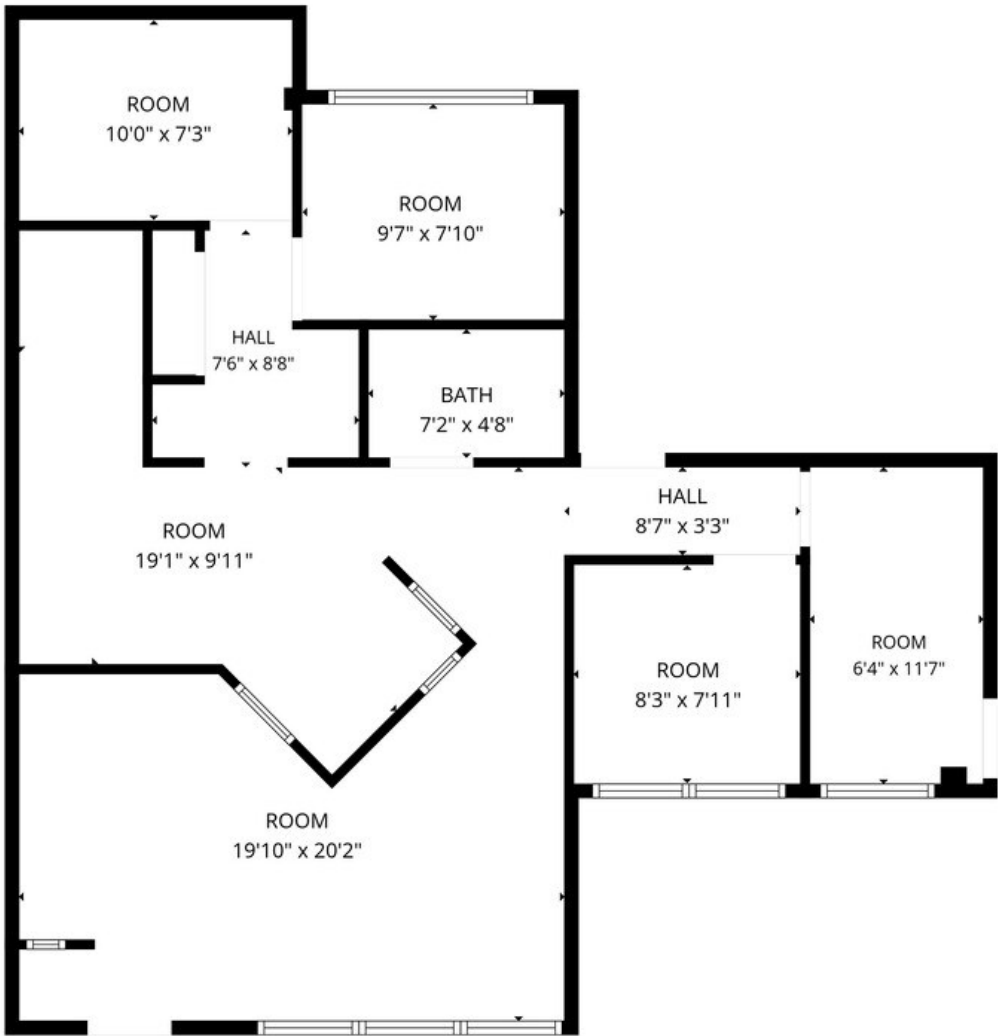
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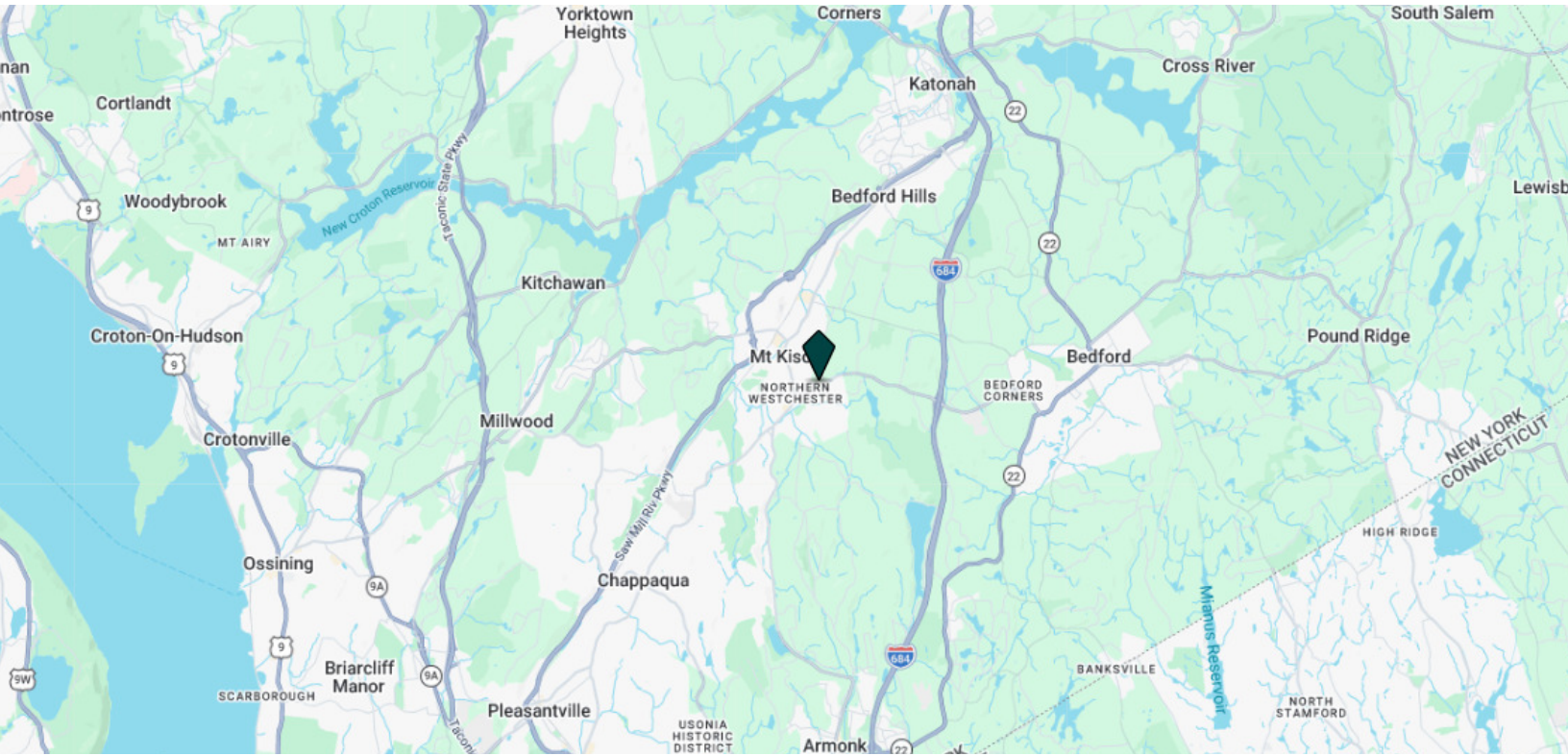
- Newly painted & carpeted throughout, featuring large windows that provide an abundance of natural light.
- Equipped with a brand-new air conditioning system & extensive plumbing throughout the unit, making it exceptionally well-suited for medical compliance & specialized equipment.
- ADA compliant.
- Building roof directly over the unit was fully replaced by the Condominium Association in 2026.
- Exterior maintenance & heating are fully covered by the Condominium Association and included in the HOA fees.
- Plenty of available parking and access at grade.



FLOOR PLAN



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



Transportation

 Buses		
E Main St & Moore Ave	1 min drive	0.5 mi
E Main St & Saint Marks Pl	1 min drive	0.6 mi
E Main St & Smith Ave	1 min drive	0.7 mi
E Main St & Gregory Ave	1 min drive	0.8 mi
E Main St & Terrace Pl	1 min drive	0.8 mi
 Commuter Rail		
Mount Kisco Station 	3 min drive	1.3 mi
Bedford Hills Station 	7 min drive	3.3 mi
 Airport		
Westchester County	17 min drive	11.4 mi
New York Stewart International 	71 min drive	54.3 mi

The surrounding Northern Westchester has a diverse population which is highly educated and affluent. For professionals operating private practices, boutique law firms, or out-of-network specialty healthcare (such as aesthetic medicine or mental health therapy), the local community possesses the discretionary income and strong insurance coverage required to support premium-tier services.