

RETAIL AND WAREHOUSE SPACE

FOR LEASE



3,000± SF FREE-STANDING BUILDING

Divisible, Immediate Occupancy, Retail Frontage Above, Drive-In Warehouse Below



545-547 N. Bedford Road
Bedford Hills, NY 10507

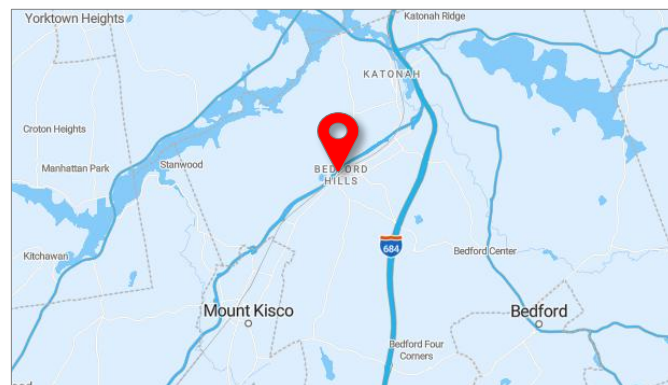
ESTABLISHED COMMERCIAL SITE WITH FLEXIBLE USE

A free-standing two-level commercial building on one of Westchester's most heavily traveled retail thoroughfares. The site fronts North Bedford Road (Route 117) with 82 feet of road frontage and sits among McDonald's, CVS, ShopRite, Target, Staples, Kohl's, and multiple auto dealerships. The Saw Mill River Parkway and the Metro-North Bedford Hills station are within minutes. The building totals approximately 2,947 SF across two levels and can be leased in its entirety or divided into suites starting at 702 SF. RB Zoning is suitable for retail, office, or mixed use. Adjacent land is separately available, making the site well-matched to contractors and trade users requiring outdoor storage for equipment, materials, or fleet.

ASKING RENT

UPSTAIRS	\$30 / SF
LOWER LEVEL & OUTDOOR STORAGE/PARKING	\$30 / SF
REAL ESTATE TAXES	\$14,000 / YEAR

Information believed to be accurate but not guaranteed. Buyers should verify all details independently.
McGrath Realty Inc. · 1010 Main Street, Fishkill, NY 12524



The property is located in Bedford Hills, a hamlet of the Town of Bedford in northern Westchester County, approximately 45 miles north of Midtown Manhattan. The site offers direct access to the Saw Mill River Parkway and I-684, with the Metro-North Harlem Line's Bedford Hills station less than a mile away.

CONTACT

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TWO LEVELS, FOUR SUITES

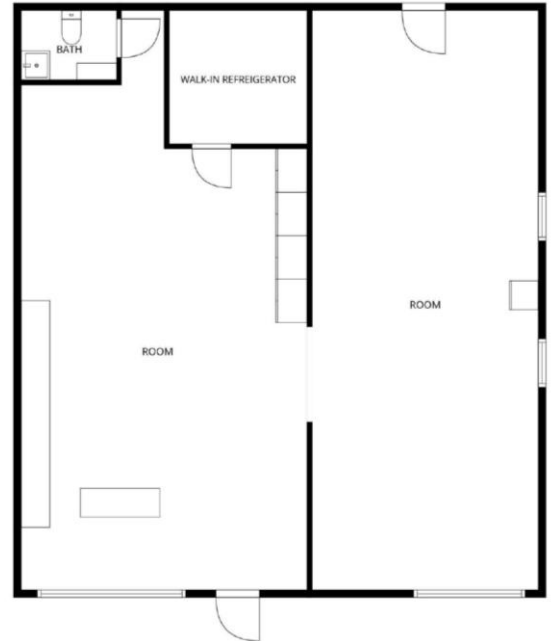
Main Floor Retail/Office | Lower Floor Warehouse, Storage, or Trade Use

MAIN LEVEL

±1,525 SF | 8'9" Ceiling Height

The main floor offers 35' x 39' of open retail or office space plus a 160 SF dedicated storage room. The level can be demised into two suites:

- Suite A (Left)** — ±741 SF | 19' x 39' with private bathroom
- Suite B (Right)** — ±745 SF | 15' x 39' with 160 SF bonus storage room

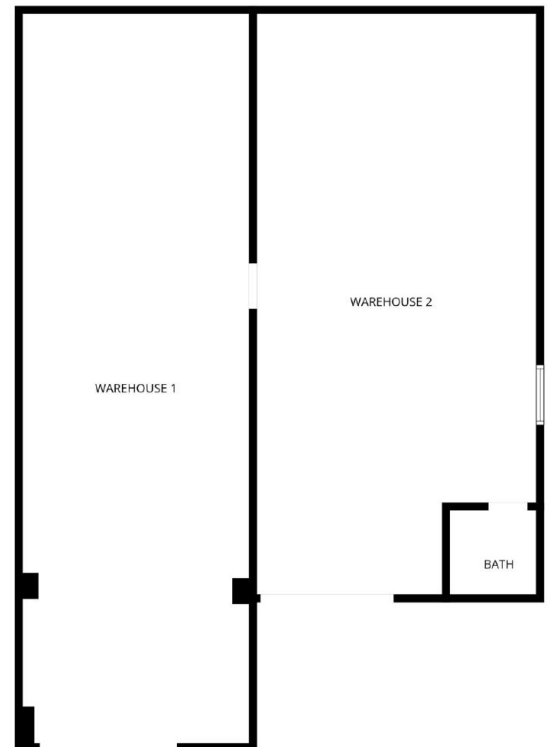


LOWER LEVEL

±1,422 SF | 8' Ceiling Height | Drive-In Access

The lower level contains two warehouse/ storage/ distribution suites, each with direct drive-in roll-up door access. Suited to light distribution, storage, trade use, or workshop operations.

- Suite A (Left)** — ±720 SF | 15' x 48' with roll-up door
- Suite B (Right)** — ±702 SF | 18' x 39' with roll-up door and bathroom



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Bedford Hills Retail Corridor



ADDITIONAL LAND AVAILABLE FOR LEASE

Two adjacent parcels available separately or together. Suited to contractors needing secure outdoor equipment storage, material staging, or fleet parking.

- **Plot 1** — ±3,850 SF (55' × 70'), directly behind the building
- **Plot 2** — ±6,300 SF (90' × 70'), adjacent parcel

PROPERTY HIGHLIGHTS

- 8 dedicated off-street pull-in parking spaces
- 200-amp electric service
- RB Zoning - broad permitted use list including retail, restaurant, fast food, drive-through, professional office, personal services, and more
- Real estate taxes: \$14,000/year
- Immediate availability



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