



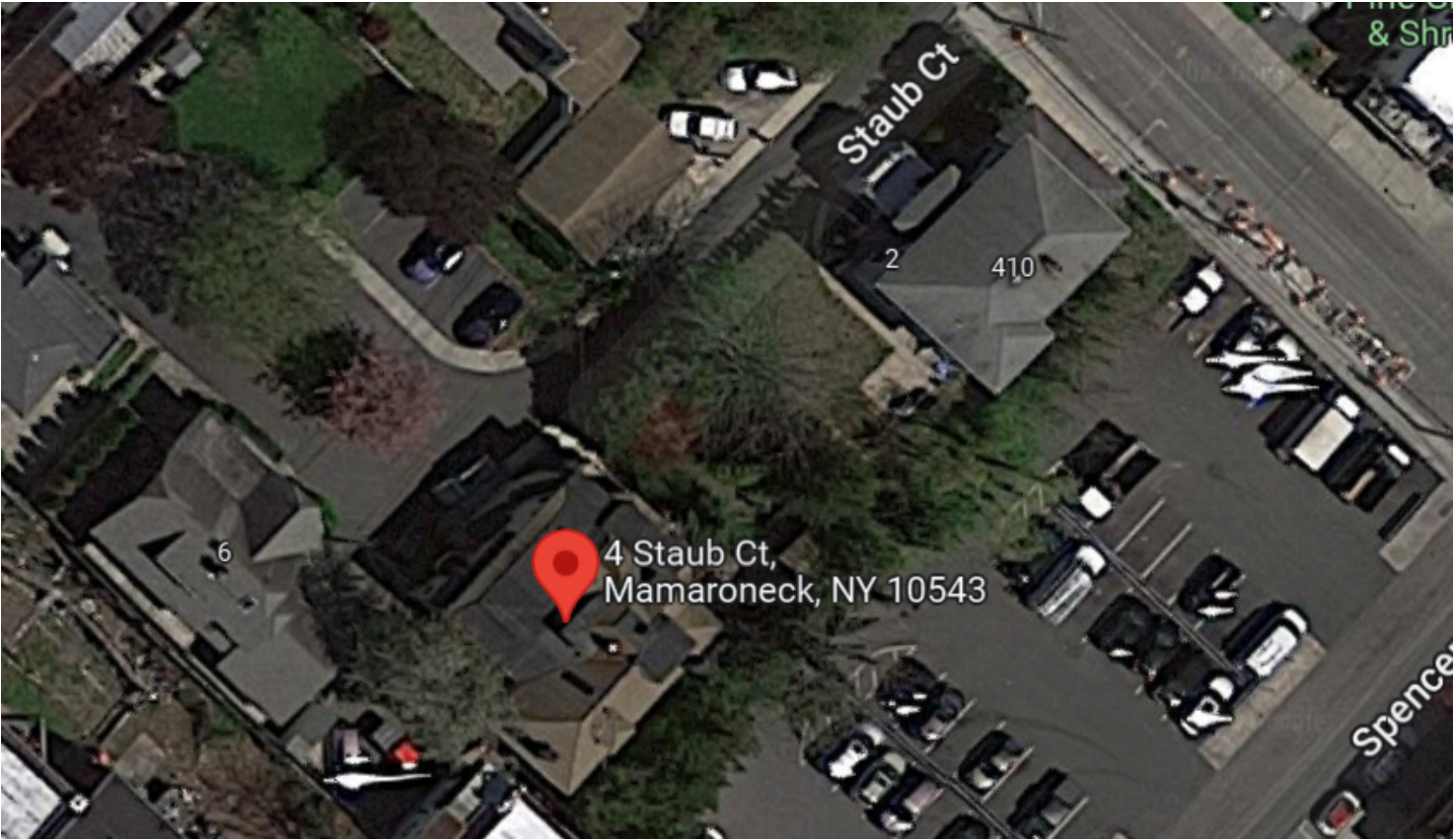
SCALZO
COMMERCIAL
NEW DEVELOPMENT

4 STAUB COURT

Mamaroneck, NY 10543

For Sale





PROPERTY DESCRIPTION

This impressive property features a 375,000 SF building with potential for 36 units, offering an ideal space for office or office building investors. With up to 6 stories, flexible zoning, and easy access to I-95 and Hutchinson River Pkwy, this centrally located property is perfectly poised for business success.

PROPERTY HIGHLIGHTS

- Impressive 375,000 SF building with potential for up to 6 stories
- Zoned CB for flexible office and commercial use
- Perfect for office building investors with potential for 36 units
- Central location in downtown Mamaroneck for convenience and visibility
- Modern infrastructure and amenities for a professional environment
- Multiple entry points for ease of access and convenience for tenants
- High-speed internet connectivity and modern utilities for operational efficiency

LOCATION DESCRIPTION

Discover the impressive commercial landscape surrounding the property in Mamaroneck, NY. This sought-after location offers a wealth of nearby amenities, including renowned dining venues, popular retail destinations, and essential business facilities. The area presents unparalleled opportunities for office or office building investors. Immerse yourself in the dynamic local community and envision the potential for growth and success within this strategically positioned and vibrant commercial district. The surrounding area sets the stage for promising prospects and prosperous endeavors in the heart of Mamaroneck's thriving business hub.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,600,000 |
| Number of Units: | 36 |
| Building Size: | 375,000 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 921 | 2,935 | 6,940 |
| Total Population | 2,523 | 7,722 | 18,758 |
| Average HH Income | \$118,950 | \$129,387 | \$152,266 |

Property Details

4 Staub Court
Mamaroneck, NY 10543

| | |
|------------|-------------|
| Sale Price | \$1,600,000 |
|------------|-------------|

LOCATION INFORMATION

| | |
|------------------|--------------------------------|
| Street Address | 4 Staub Court |
| City, State, Zip | Mamaroneck, NY 10543 |
| County | Westchester |
| Road Type | Paved |
| Nearest Highway | I-95 and Hutchinson River Pkwy |
| Nearest Airport | Westchester County Airport |

BUILDING INFORMATION

| | |
|----------------|------------|
| Building Size | 375,000 SF |
| Building Class | C |
| Free Standing | Yes |

PROPERTY INFORMATION

| | |
|------------------|---------------------------|
| Property Type | Commercial / Multi-Family |
| Property Subtype | Office Building |
| Zoning | CB |
| Corner Property | No |
| Waterfront | No |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

UTILITIES & AMENITIES

| | |
|------------------|----|
| Security Guard | No |
| Freight Elevator | No |

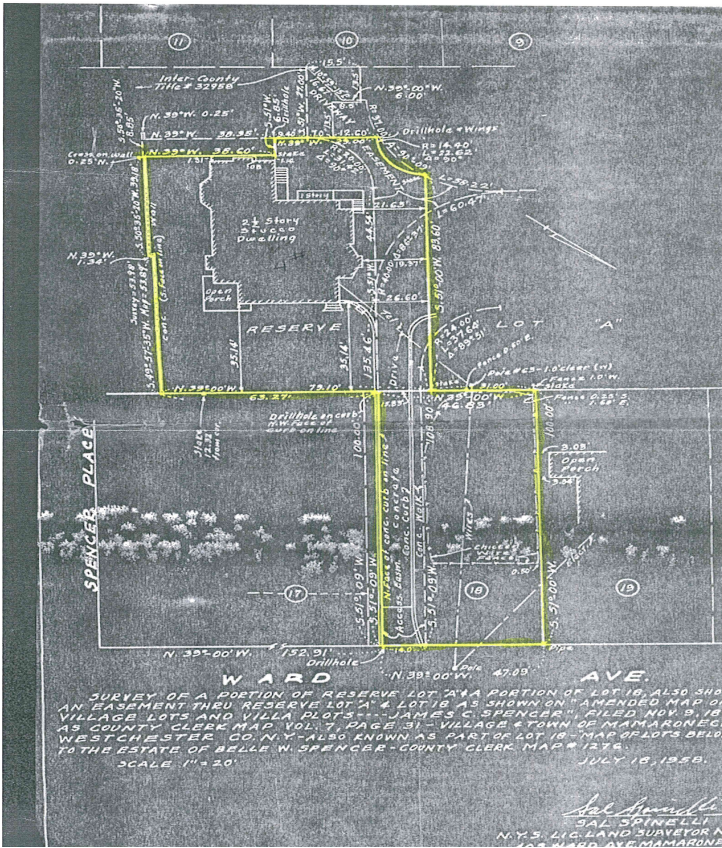
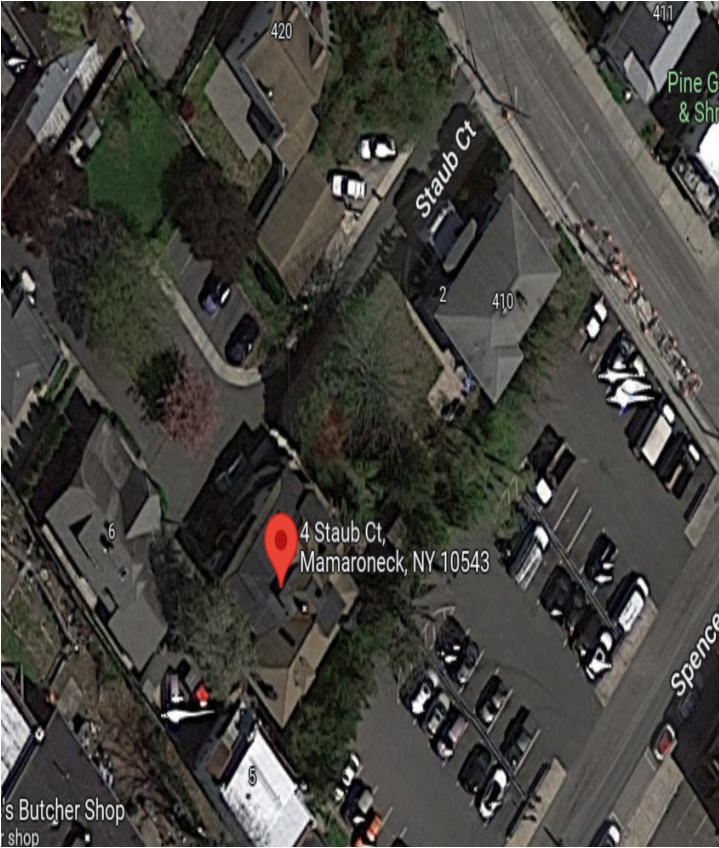
TAXES & VALUATION

| | |
|--------------------------|----|
| Foreclosure / Distressed | No |
|--------------------------|----|

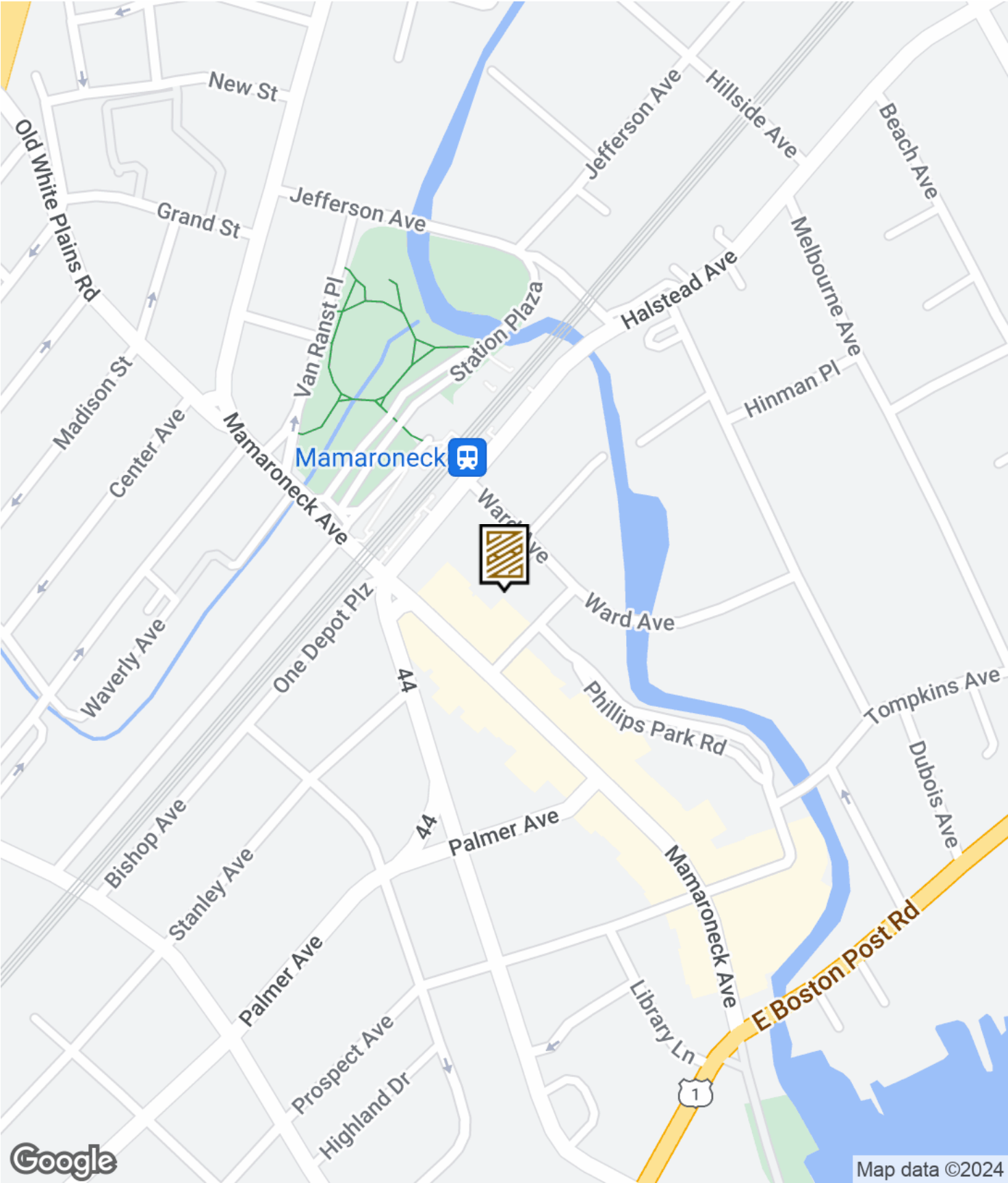


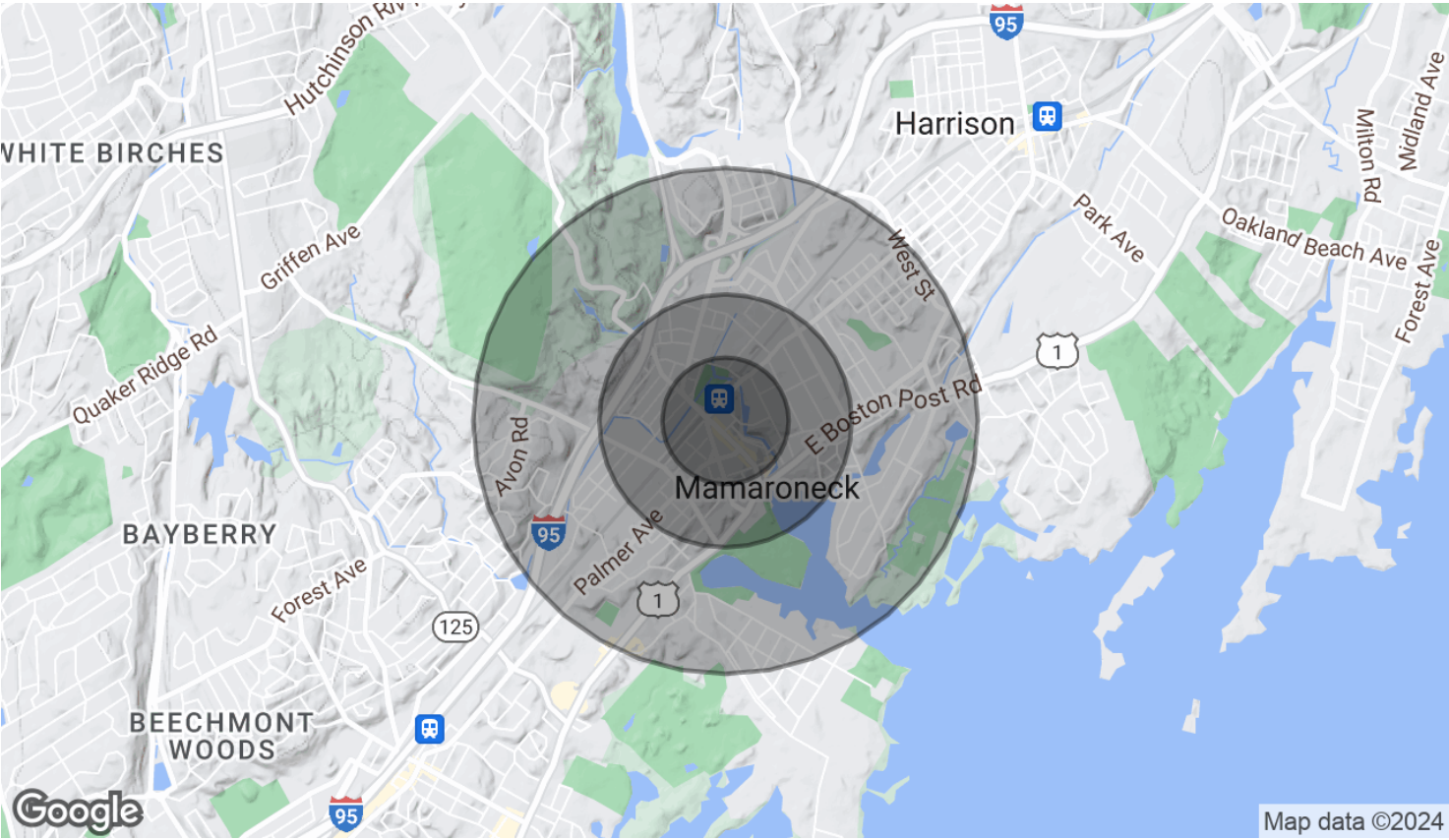
Additional Photos

4 Staub Court
Mamaroneck, NY 10543



Scalzo Commercial & New Development
4 Stony Hill Road | Bethel, CT 06801

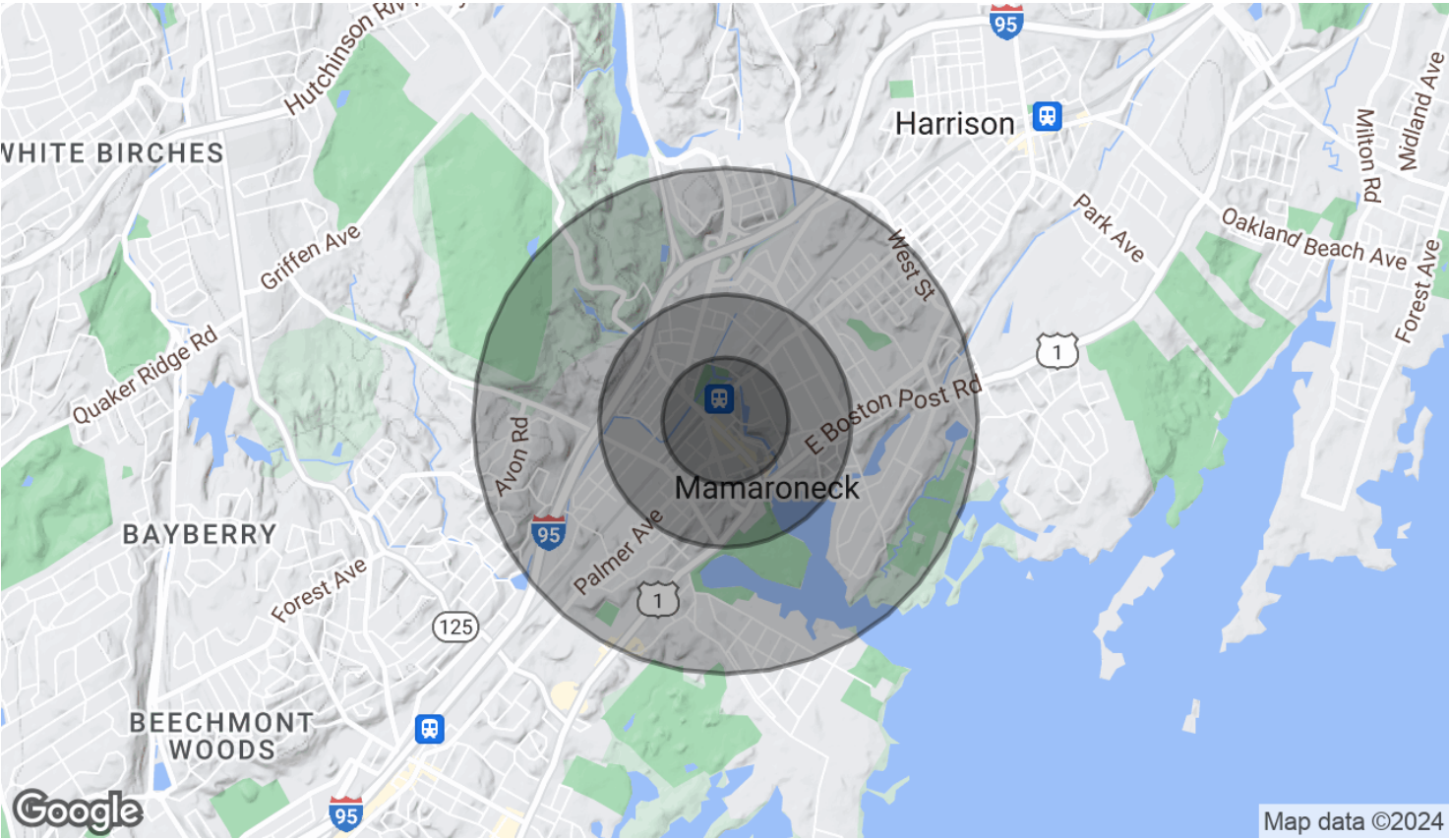




| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 2,523 | 7,722 | 18,758 |
| Average Age | 34.0 | 37.1 | 39.5 |
| Average Age (Male) | 31.3 | 34.9 | 36.9 |
| Average Age (Female) | 43.1 | 43.1 | 43.6 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 921 | 2,935 | 6,940 |
| # of Persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH Income | \$118,950 | \$129,387 | \$152,266 |
| Average House Value | \$548,206 | \$578,422 | \$657,433 |

| RACE | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------|------------|-----------|--------|
| Total Population - White | 1,776 | 5,450 | 13,856 |
| % White | 70.4% | 70.6% | 73.9% |
| Total Population - Black | 66 | 250 | 808 |
| % Black | 2.6% | 3.2% | 4.3% |
| Total Population - Asian | 103 | 302 | 977 |



| | | | |
|------------------------------------|-------|-------|-------|
| % Asian | 4.1% | 3.9% | 5.2% |
| Total Population - Hawaiian | 4 | 14 | 21 |
| % Hawaiian | 0.2% | 0.2% | 0.1% |
| Total Population - American Indian | 0 | 2 | 20 |
| % American Indian | 0.0% | 0.0% | 0.1% |
| Total Population - Other | 504 | 1,465 | 2,465 |
| % Other | 20.0% | 19.0% | 13.1% |

2020 American Community Survey (ACS)

Agents Contact

**4 Staub Court
Mamaroneck, NY 10543**

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