

FOR SALE
505
WHITE PLAINS ROAD
WHITE PLAINS, NY

TARRYTOWN CORPORATE CENTER

WESTCHESTER, NEW YORK

Colliers

INVESTMENT HIGHLIGHTS



**VALUE-ADD WITH
IN-PLACE CASH FLOW**



**ANCHORED BY BANK
OF AMERICA BRANCH/
DRIVE-THRU ATM**



**CONVENIENTLY LOCATED
FOR EMPLOYEES AND
CLIENTS**



**FLEXIBLE FLOOR
PLATES**



**AMPLE PARKING FOR
EMPLOYEES**



**EXCEPTIONAL
WESTCHESTER
LOCATION**



**0.75 MILES TO
I-287**



**DIVERSE TENANT
ROSTER WITH LEASE-UP
OPPORTUNITY**



**PROMINENT
COMMERCIAL
CORRIDOR**

REQUEST THE OM

PROPERTY OVERVIEW

BUILDING SIZE:	26,859 SF (approx.)
ASKING PRICE:	\$3,200,000
STORIES:	Two Story
ZONING:	LOB Limited Office Building
LAND AREA ACRES:	1.69 Acres
NUMBER OF UNITS:	24 Units / 14 Tenants
OCCUPANCY:	77%
PARKING:	92 Spaces





INVESTMENT HIGHLIGHTS

VALUE ADD UPSIDE WITH IN-PLACE CASH FLOW

An ideal opportunity to acquire a cash flowing asset at an attractive basis below replacement cost with the opportunity to boost NOI and increase WALT. The available built office space provides an opportunity to drive leasing activity and provide new ownership a stable asset for years to come.

EXCEPTIONAL WESTCHESTER LOCATION

The Property is strategically located in the heart of Westchester County, minutes from abundant area amenities, major highways and public transportation. The property benefits from its prominent frontage on White Plains Road, abundant parking and easy access for tenants commuting from all areas of Westchester, Rockland and 35 minutes train to NYC.

CAPITAL IMPROVEMENTS AND FEATURES

The well-maintained property and capital improvements and features include renovated public corridors, monument building signage, tenant directory, available storage space, supplementary HVAC in some units, computerized 24-hour card access entry system.

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