



THE  
BLANCHET  
TEAM

118 COLUMBUS AVE  
VALHALLA

COMPASS COMMERCIAL



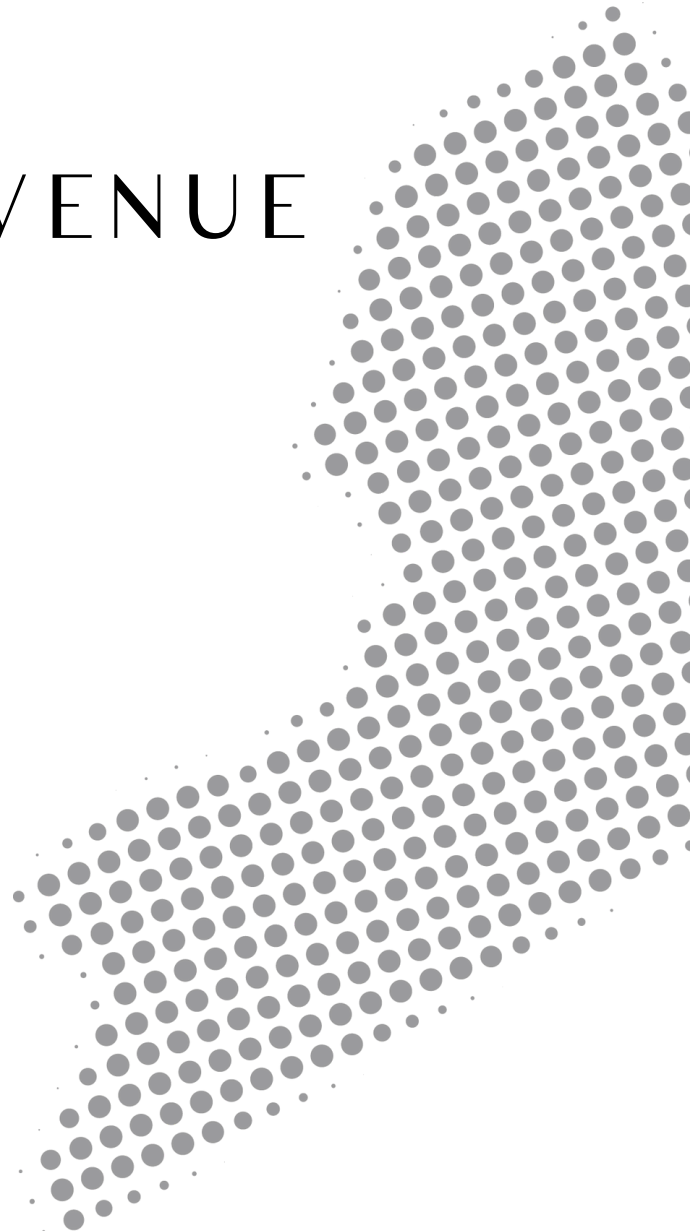
# 118 COLUMBUS AVENUE

Office/Retail/Salon

1200 SF | 6 Parking Spots

\$3900/Month

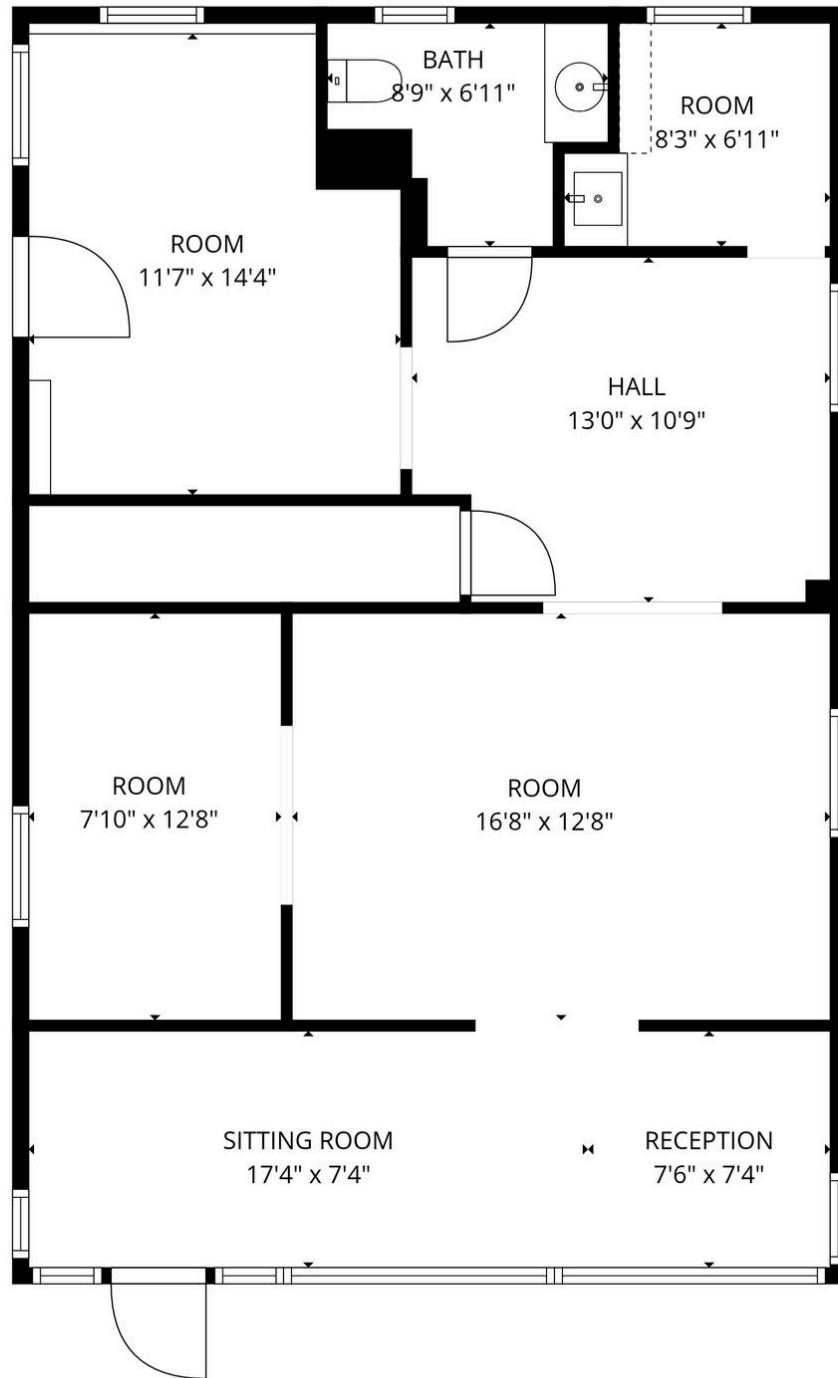
Discover a premier business opportunity in the heart of Valhalla. This impeccably maintained 1,200 sq. ft. mixed-use property at 118 Columbus Avenue offers the perfect blend of professional elegance and functional versatility. Designed to accommodate a variety of business needs, the space is ideal for professional offices (Law, Finance, Real Estate), a medical or dental suite, or a high-end personal service salon.





# FLOOR PLANS

## MAIN FLOOR



**TOTAL: 960 sq. ft**

1st floor: 960 sq. ft

EXCLUDED AREAS: WALLS: 64 sq. ft

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



# AROUND THE NEIGHBORHOOD

## VALHALLA DEMOGRAPHICS



TOTAL  
POPULATION

7,537

AVERAGE HH  
INCOME

\$133,043

DAILY TRAFFIC  
COUNTS

12,284

## AROUND THE TOWN



### RESTAURANTS

- The Valhalla Crossing  
0.4 mi | 2 min
- Trattoria Vivolo | 2.2 mi | 5 min
- Mulino's of Westchester  
3.5 mi | 8 min

### PARKS

- Kensico Dam Plaza | 1.5 mi | 5 min
- North County Trailway  
2.0 mi | 6 min
- Rockwood Hall State Park  
6.5 mi | 12 min

### ENTERTAINMENT

- Westchester Hills Golf Club  
4.5 mi | 10 min
- Jacob Burns Film Center  
3.0 mi | 7 min
- The Westchester Mall  
4.0 mi | 9 min

## MEDICAL, PLACE OF WORSHIP & TRANSPORTATION



### HOSPITAL

- Westchester Medical Center  
1.2 mi | 4 min
- White Plains Hospital  
4.5 mi | 10 min
- Phelps Hospital  
7.0 mi | 12 min

### PLACE OF WORSHIP

- St. John's Episcopal Church  
2.8 mi | 6 min
- Temple Beth El of Northern  
Westchester | 5.5 mi | 10 min
- Islamic Center of Westchester  
10.5 mi | 18 min

### TRANSPORTATION

- Valhalla Metro-North Station  
0.5 mi | 2 min | ~45 min to GC
- Taconic State Parkway | 1.0 mi | 3  
min | Direct regional access
- Bronx River Parkway | 1.2 mi | 3  
min | North/South corridor

# PROPERTY FEATURES

## SPECIFICATIONS

- HEAT: NATURAL GAS FORCED AIR
- A/C: CENTRAL AIR
- ELECTRIC CO.: CON-ED
- SEWER: PUBLIC
- WATER: PUBLIC
- PARKING: 6 SPOTS
- TENANT PAYS 50% OF CON-ED AND WATER BILLS AND
- TENANT RESPONSIBLE FOR SNOW REMOVAL.
- LEASE TERM: 3 YEAR MINIMUM





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