

40 Westchester Ave Pound Ridge, N.Y. 10576

Mid Century Modern, Mixed Use Commercial Building in Prominent Scotts Corners Location

3,870 Square Feet / .5 Acre with 2 parking areas (Upper for retail/Lower for residential)

Comprised of 6 units (4 commercial units and 2 residential apartments with laundry facilities and back yard)

Heat and electric are tenant's responsibilities. Electric meters are located in Unit #6 (Spa)

Exterior Building Updates

Front windows 2012

Exterior paint & gutters 2018

20 year back overhang rubber roof 2017

Main roof? >20yrs

Fire alarm system 2020 (New fire/carbon monoxide detectors thru out 2025)

Sediment & UV Water Filtration System 2012

Interior Details/Updates

5 Bathrooms (3 in commercial units and one in each apartment)

3 Kitchens - 1 in each residential apartment (Kitchen appliances in 2,3a&b are property of tenant)*

Apartment Unit 1

Lease Term
Rent \$1,900. 4/1/26 - 3/31/27

Heat- Oil Tank #1

Stove/Fridge, Bath Vanity 2012/2013

Front Windows and Sliding Door 2013

Furnace 2015

Hot Water Heater 2018

Wall AC 2022

New stove/oven fan 2025

Apartment Unit #4 (Current lease Includes private storage room accessed through boiler rm)

Heat - Oil Tank #4

Rent \$1,900. thru 7/31/27

Dishwasher 2013, Stove 2021, Fridge 2018, Oven Fan 2025

Dryer 2014, Washer 2017, Bedroom Carpet 2017

Hot Water Heater 2023

Furnace/Central Air 2025

Commercial Units

Units 2,3a,3b (Wittus Retail)

Rent \$ 5,134. thru 1/31/27

Heat - Oil Tank #2 and Propane Tank Adjacent to Unit #6

Furnace 2020

Hot Water Heater 2023

1 Toilet 2025

Unit #6 (Spa) Electric meters for entire building are located in this space in closet

Rent: \$1,000 thru 7/31/27

Heat - Electric Baseboard Heat and Hot Water

Hot Water Heater 2022

Monthly
total Rents: \$ 9,934.00