



# Kensico

41 Kensico Drive, Mount Kisco, NY 10549

**FOR SALE**  
FLEX BUILDING/  
REDEVELOPMENT SITE

**± 13,000 SF**  
ON ± 1.72 AC OPPORTUNITY

**NEWMARK**

**PRG**  
PRINCETON  
REALTHY GROUP  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

41 Kensico Drive presents a unique commercial investment and repositioning opportunity in the heart of northern Westchester County. Situated on 1.73 acres along the highly active Kisco Avenue commercial corridor in Mount Kisco, the property features an approximately 13,000-square-foot commercial/industrial building with one roll-up door and 12-foot clear ceiling heights. The existing improvements offer flexibility for modernization, reconfiguration, or continued commercial use, making the property well suited for a wide range of owner-users, investors, and redevelopment-oriented buyers.

The site benefits from strong physical fundamentals including level topography, substantial frontage, and functional depth, providing efficient circulation and excellent adaptability for a variety of commercial applications. The General Commercial zoning designation permits numerous uses including vehicle repair and service facilities, automobile sales and rentals, retail and showroom concepts, personal service establishments, fitness and training facilities, hospitality uses, and administrative, business, and professional offices.

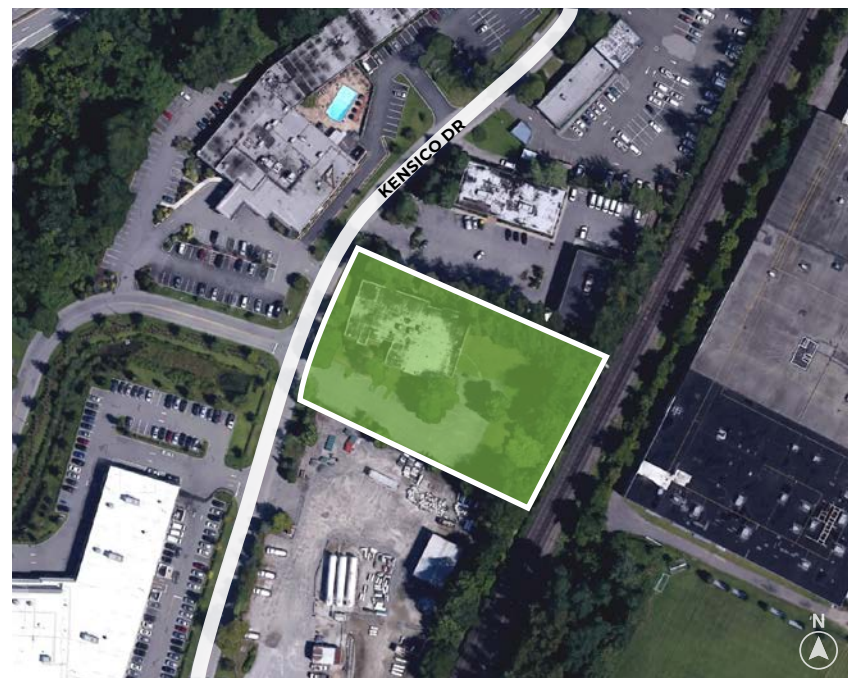
Strategically positioned within one of Westchester County's most established automotive and commercial hubs, the property is located directly across from Lexus of Mount Kisco and near Land Rover Mt. Kisco and BMW of Mt. Kisco, benefiting from strong consumer traffic, visibility, and surrounding commercial activity. The location also provides convenient access to the Saw Mill River Parkway, one of the region's primary transportation corridors, offering efficient connectivity throughout Westchester County and the greater New York metropolitan area.

Mount Kisco continues to attract businesses and investment due to its affluent demographics, strategic regional location, and established commercial infrastructure. As part of the highly desirable Westchester County market, the property benefits from a strong economic base, high household incomes, and access to a deep and educated workforce. The combination of zoning flexibility, excellent accessibility, and prominent positioning along a major commercial corridor makes 41 Kensico Drive a compelling opportunity within one of the New York metropolitan area's most sought-after suburban markets.

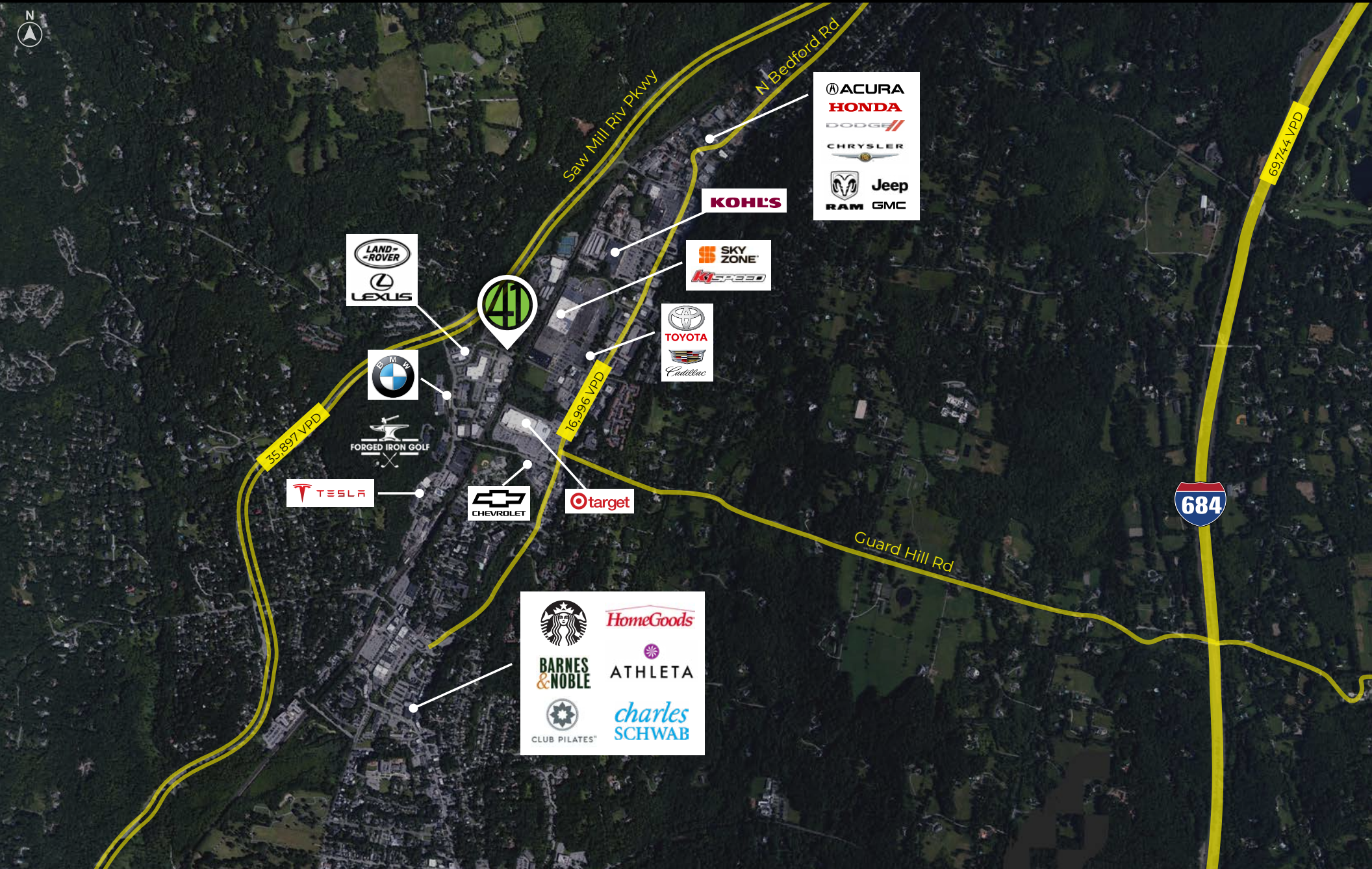
# PROPERTY SPECS

<b>Address</b>	41 Kensico Drive, Mount Kisco, NY 10549
<b>Land Size</b>	1.7310 acres
<b>Building Size</b>	13,000 SF
<b>Zoning Type</b>	GC – General Commercial
<b>Parking Spaces</b>	44
<b>Clear Height</b>	12 feet
<b>APN</b>	69-50-1-2
<b>Loading Doors</b>	1 drive-in door
<b>Offering Price:</b>	\$2,950,000

[Click Here to View the Full Municode List](#)



# 41 KENSICO



35,897 VPD

16,996 VPD

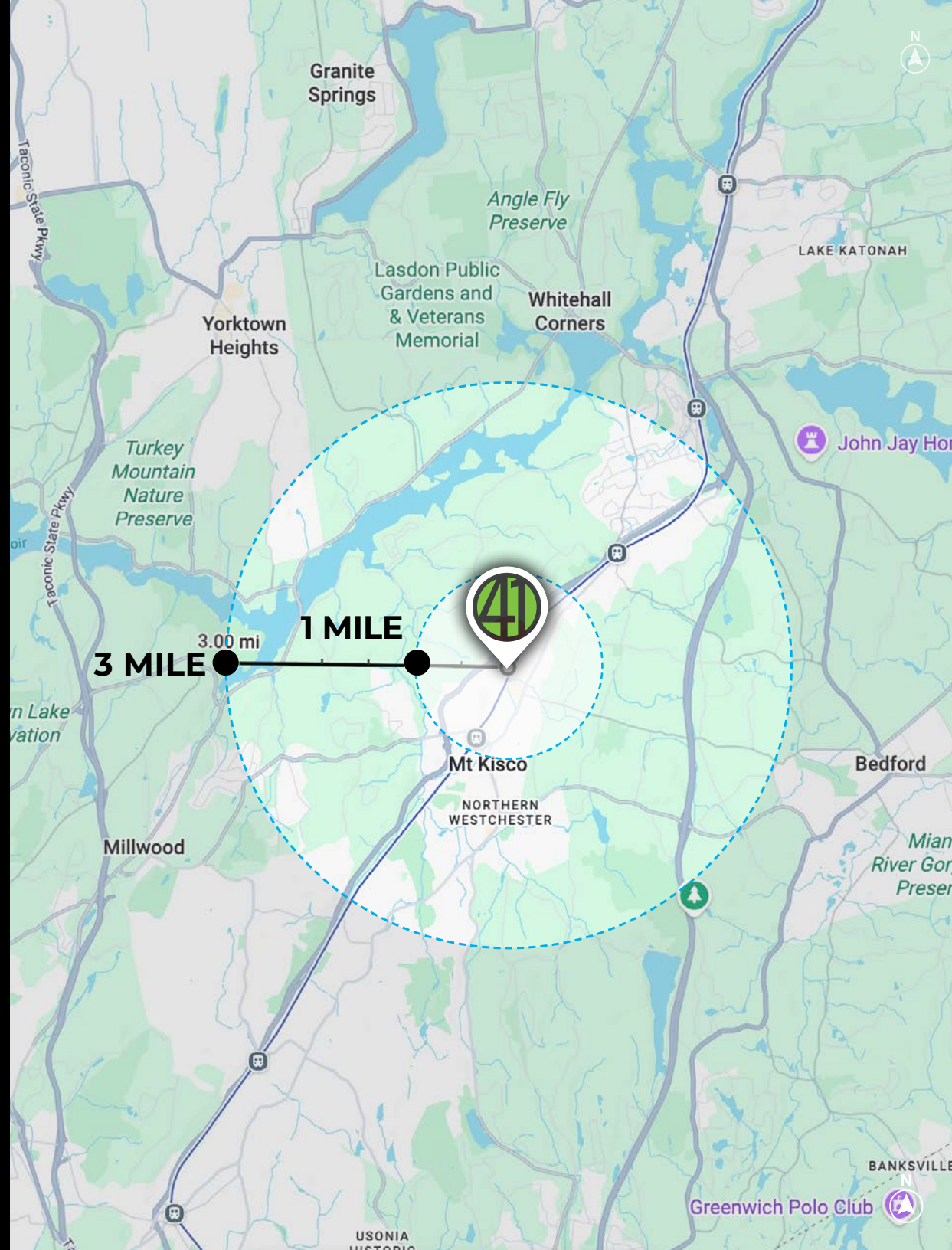
69,744 VPD

684



# AREA DEMOGRAPHICS

	1-Mile	3-Mile
Population	5,618	26,556
Households	2,346	9,208
Median Age	45.9	42.9
Avg HH Income	\$130,366	\$159,272
Daytime Employees	5,845	20,216
Bachelor's Degree+	56%	57%



41 Kensico Drive  
Mount Kisco, NY 10549



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**NEWMARK**



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