

FOR SALE

7 E Main Street

Mount Kisco, NY 10549



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COMMERCIAL



7
E MAIN STREET

EXECUTIVE SUMMARY



ASKING: \$1,995,000

TOTAL SF: 7,486

Rare chance to own a three-story, 7,486 SF retail building in the heart of Mount Kisco's bustling shopping district. Longtime retail location with a strong customer base – directly across from the Metro-North Harlem Line station with excellent visibility and traffic (over 15,000 cars daily). This is an exceptional opportunity for investors or owner-users looking for a prime retail/commercial asset in one of Westchester's most active shopping hubs.

Zoned CB-1 allows for a diverse range of businesses such as retail, restaurants, offices, banks, fitness centers, personal services, and even residential units above stores. This zoning designation promotes mixed-use development and vibrant commercial areas.

This location offers convenience with direct access to Metro-North train station, high visibility with 15,247 cars passing by daily, and a prime spot surrounded by national and local retailers. Property is next to the largest commuter lot in town and parking is free for the weekend.

Owner willing to consider financing.
Residential concept plans available.



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**Prime Retail / Commercial
Opportunity**

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PROPERTY FEATURES

Location	7 East Main Street, Mount Kisco, NY
Sale Price	\$1,995,000
Taxes	\$44,747
Zoning	CB-1
Building Type	Retail
Building Height	3 Stories
Gross Building Area	7,486 SF
2 Levels of Shop / Storage	3,582 SF
2 Levels of Retail	3,904 SF
Upgrades & Features:	
	Solar Panels (installed 2018, 16,000 kWh)
	Updated storefront with automatic door
	New windows, siding, insulation (2015)
	Central fire alarm system
	2 bathrooms: 1 w/ shower, 1 w/ 1/2 bath
Freight Elevator	1
Utilities	Municipal water/sewer, gas, 200AMP electric, forced hot air + 3 A/C units



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LOCATION FEATURES

7 E Main Street, Mount Kisco, NY 10549

In downtown Mount Kisco

Brief ride to Grand Central in Manhattan

1 hr ride

Walking distance to commuter rail

Convenient to Airports

Westchester County

12.7mi/19 min drive

New York Stewart International

41.1mi/70 min drive

Easy Access to Parkways & Interstate Highways

Walk Score®

Very Walkable (81)

Traffic Count

15,000 cars daily

Next to largest commuter lot on North Moger



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EXTERIOR



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INTERIOR



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INTERIOR - BEFORE



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INTERIOR - AFTER


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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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OneKey MLS

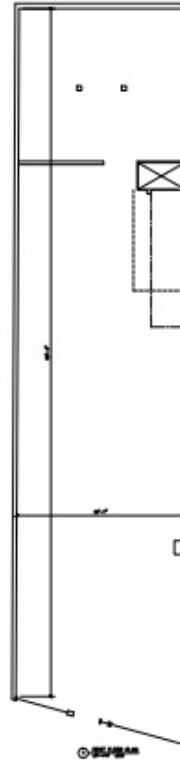
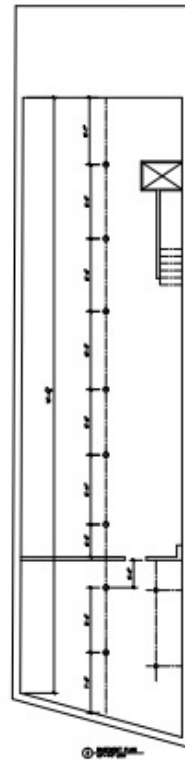
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FLOOR PLANS



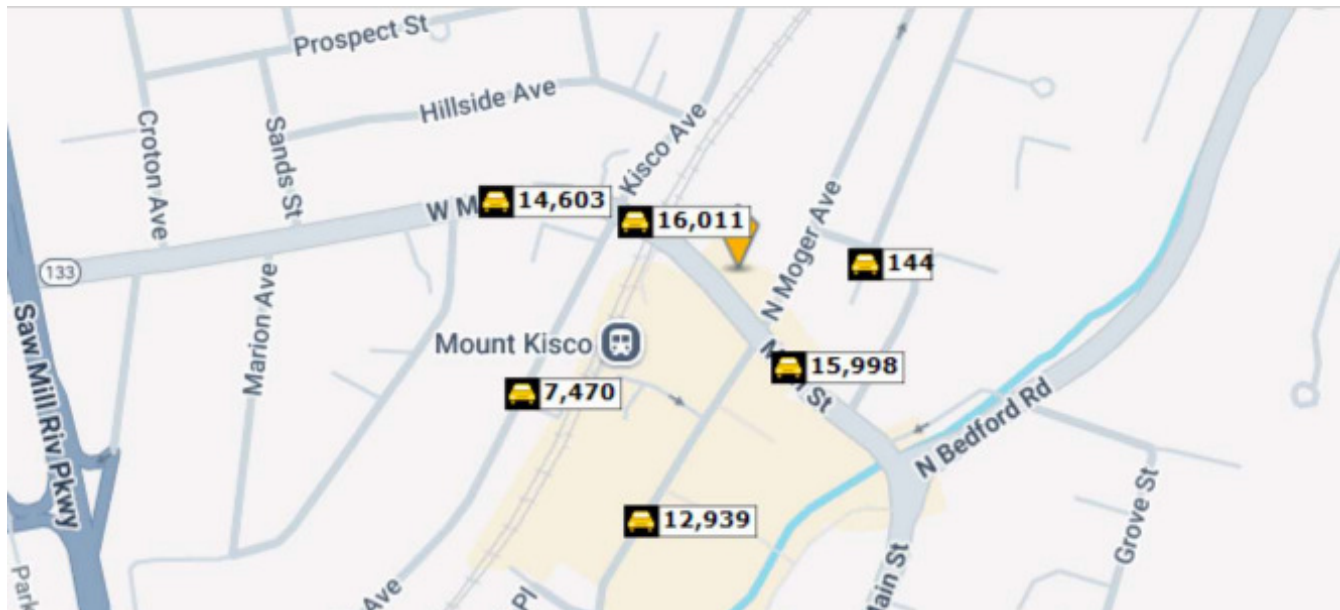
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		VKS Architects Post Office 904 698 Katonah, NY 10526 914-232-9828 Fax: 914-232-9409 vks@vks.com	7 EAST MAIN STREET MOUNT KISCO NY 10549 EXISTING FLOOR PLANS	JOB NO. 2023-003 DATE 8/14/2023 SCALE 1/8"=1'-0" DRAWN, CHECKED BY VKS	SHEET NO. E1 OF
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E MAIN STREET

LOCAL TRAFFIC
INFORMATIONHOULIHAN LAWRENCE
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Main St	N Moger Ave	0.02 NW	2018	15,043	MPSI	.06
2	E Main St	N Moger Ave	0.02 NW	2024	15,998	MPSI	.06
3	East Main Street	N Moger Ave	0.02 NW	2025	15,890	MPSI	.06
4	E Main St	N Moger Ave	0.02 NW	2023	16,011	MPSI	.06
5	QUAKER PL from CARPENTER AVE to		0.00	2023	144	AADT	.07
6	Maple Avenue	Gatto Dr	0.12 SW	2025	7,470	MPSI	.14
7	West Main Street	S Croton Ave	0.02 W	2021	14,626	AADT	.14
8	W Main St	S Croton Ave	0.02 W	2023	14,989	MPSI	.14
9	NY 133	Manchester Dr	0.02 W	2024	14,603	MPSI	.14
10	Lexington Avenue	Sarles Ave	0.02 N	2025	12,939	MPSI	.15

Source: CoStar

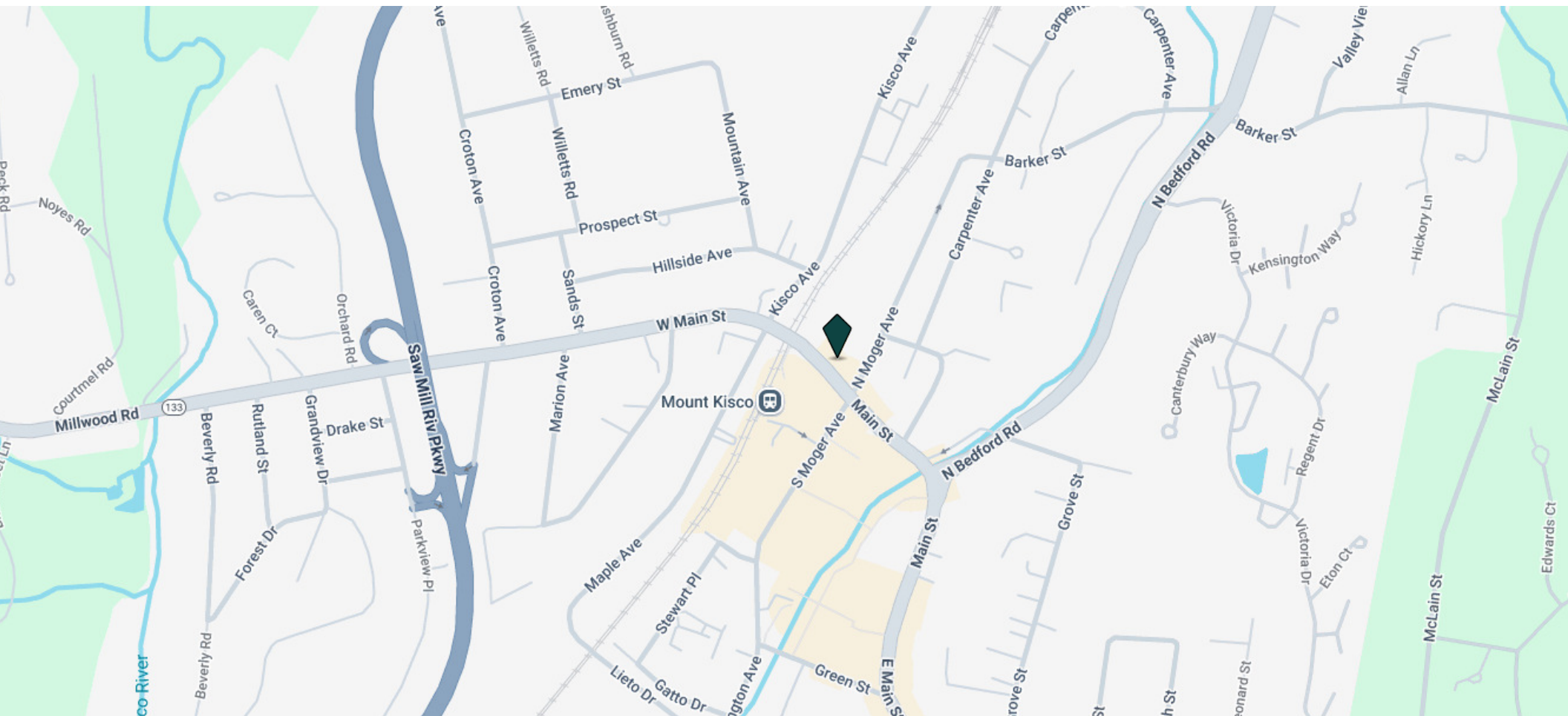
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E MAIN STREET

AERIAL MAP



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LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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