



HOULIHAN LAWRENCE
COMMERCIAL

Bristol House Professional Co-op

Medical / Office Unit For Sale

10 Nosband Ave, White Plains, NY

Kenneth Lefkowitz

RE Salesperson
914 420 5550

klefkowitz@houlihanlawrence.com

Darren Gordon

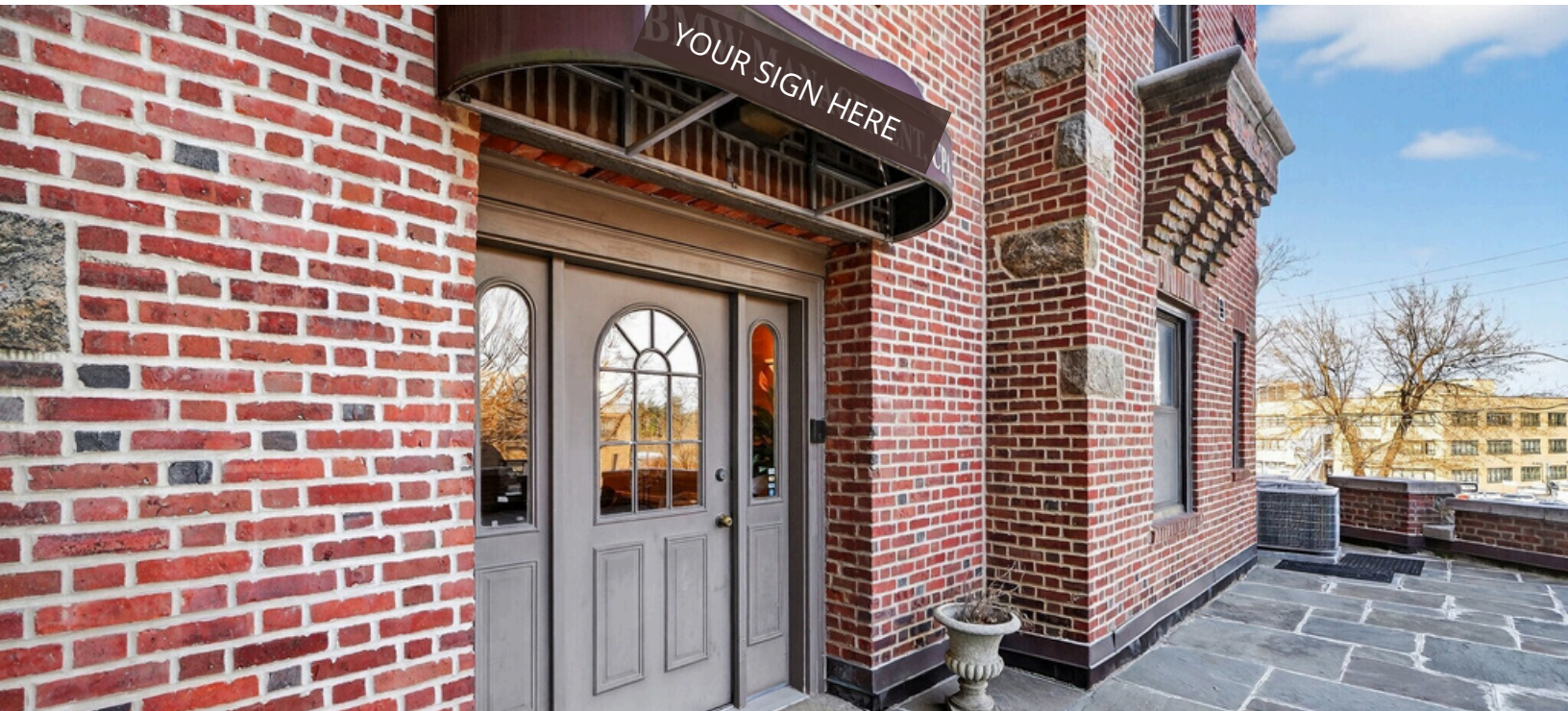
RE Salesperson
917 596 4789

darrengordon@houlihanlawrence.com

OFFERING MEMORANDUM



COMMERCIAL TEAM AT HOULIHAN LAWRENCE



Description

Houlihan Lawrence Commercial is pleased to present this rare opportunity to own a renovated first floor business office in the heart of downtown White Plains. Unit 1L at 10 Nosband Avenue offers 1,211 SF of updated, move in ready commercial space, with 5 offices, large reception area, 2 bathrooms and a kitchenette. The Bristol House is a meticulously maintained 1930s prewar cooperative. Ground level access and excellent visibility make this unit ideal for medical/wellness, legal, financial, insurance, real estate, or consulting uses.

The Bristol House is a six-story, 72 unit prewar co-op featuring a grand lobby with chandeliers, exposed wood beams, and marble floors, along with elevator service, on site laundry, storage, bike room, and a live in superintendent. Two dogs permitted.

Located one block from Mamaroneck Avenue's dining, retail, and nightlife corridor with exceptional walkability to shops, restaurants, banks, and professional services. Metro North is a short distance away with approximately 35 minute express service to Grand Central. Easy access to I-287, the Hutch, and the Cross Westchester. Municipal 24 hour parking available steps away at Shapham Place and Mamaroneck Avenue lots. On site garage waitlist available. A compelling opportunity for an owner occupant or investor in Westchester's premier business center.

Offering Summary

Sale Price:	\$349,000
Square Feet:	1,211
Type:	Office/ Medical Unit
Parking:	Municipal 24HR lot On-site garage waitlist available

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,635	4,074	11,413
Total Population	3,221	8,729	27,212
Average HH Income	\$142,121	\$147,375	\$150,253



Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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Interior- Lobby Photos

FOR SALE



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Interior- Suite Photos

FOR SALE



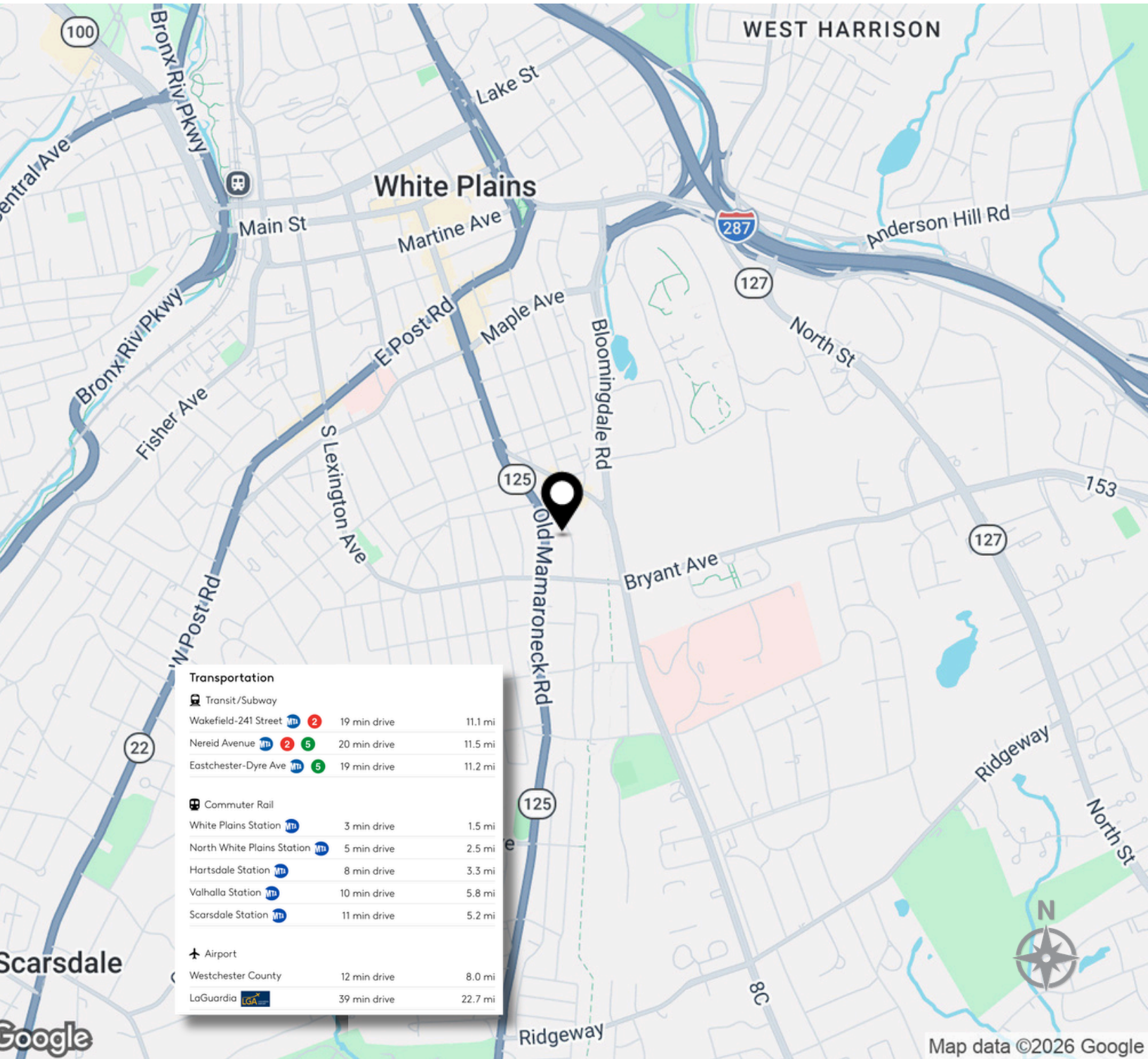
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Regional Map

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