



**COLDWELL BANKER**

**40 Westchester Ave - Scotts Corners  
Pound Ridge, NY**



**OFFERED AT : \$1,450,000**

**Mid-Century Modern, Mixed-Use Commercial Building in desirable Scotts Corners, Pound Ridge, NY**

**Investment Offering – Mixed-Use Property**

An exceptional mixed-use investment opportunity in the heart of Pound Ridge, offering stable income from both commercial and residential tenants. This asset provides immediate cash flow with upside potential through modest rent increases.

Iconic Mid-Century Modern Building in very desirable Scotts Corners. Great investment opportunity, building fully leased, currently leased by 2 successful businesses on first floor and 2 1BR 1BA Apts, with covered courtyard and large back yard to enjoy the beauty of Pound Ridge. Ample parking with top deck parking for commercial stores and second lower deck parking for residential tenants. Highly visible on a crossroads to New Canaan and Stamford, CT, Bedford, South Salem and neighboring towns. A destination to visitors from NYC that want to enjoy the small town country feel with fantastic restaurants, shops and all other services offered in Scotts Corners!

## Investment Highlights

- Stable, in-place income with long-term leases
- Strong tenant mix: commercial + residential
- Immediate cash flow with upside potential
- Desirable Pound Ridge location with limited inventory
- Opportunity to increase rents and improve returns
- Year Built 1979
- 3870 sf
- .5 Acre
- Laundry facilities on premises
- Newer improvements(see attached)

## Executive Summary

This property delivers a **solid 5.63% cap rate** with minimal management complexity and upside to **over 6%** through modest rent growth. Ideal for investors seeking **stable yield, long-term appreciation, and a foothold in a high-demand market.**

## 40 Westchester Ave, Pound Ridge, NY

Unit	Type	Monthly	Annual	Lease end
2,3A,3B	Commercial	\$5,134	\$61,608	1/31/2027
6	Commercial	\$1,000	\$12,000	7/3/2027
1	1BR/1BA	\$1,900	\$22,800	3/31/2027
4	1BR/1BA	\$1,900	\$22,800	7/31/2027

Category	Annual	Monthly
Insurance	\$12,441.12	\$1,036.76
Taxes	\$15,907.10	\$1,325.59
Maintenance	\$3,732.69	\$311.06
Landscaping	\$2,879.20	\$239.93
Utilities	\$2,318.99	\$193.25
Other	\$261.00	\$21.75

Metric	Monthly	Annual
Revenue	\$9,934	\$119,208
Expenses	\$3,128	\$37,540
Net Income	\$6,844	\$81,668

NOI	Monthly	Annual
	<b>\$6,806</b>	<b>\$81,668</b>

**Net Operating Income (NOI)**

- Gross Annual Income: \$119,208
- Total Expenses: \$37,540

**Current NOI:**

**\$81,668**

**Pro Forma (5% Rent Increase)**

- Adjusted Gross Income (+5%): \$125,168.40
- Expenses (assumed stable): \$37,540
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**Projected NOI:**

**\$87,628**

**List Price: \$1,450,000      Cap Rate: ~5.6%**

**Tenants: Utilities(Heat and Electric), trash removal, and walkway cleaning are tenants responsibility**

**landlord: Grounds General maintenance (snow, lawn), Utilities in Common areas**



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**Listing Agent  
Elaine A.Voss  
914 774-5459**