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**COLDWELL BANKER REALTY**

CO-LISTED PROPERTY

IMAGINE THE POSSIBILITIES

# Your Vision. This Space.

343 Mamaroneck Ave - 2,975 SQFT of prime commercial blank canvas

343 MAMARONECK AVE, MAMARONECK NY 2,975 SQFT \$35 PSF AVAILABLE NOW



WELLNESS STUDIO

## Pilates & Fitness Studio

Open floor plan perfect for reformers, cable towers, and boutique fitness.



MEDICAL / DENTAL

## Dental or Medical Office

Private offices and open layout ideal for exam rooms, reception, and waiting area.



RETAIL SUPPLY

## Paint & Supply Store

Loading dock and warehouse access perfect for paint, hardware, or contractor retail.



FURNITURE SHOWROOM

## Furniture & Home Design

Massive open showroom ready for furniture, flooring, or kitchen & bath — loading dock included.



SIGNAGE Prime Street Visibility & Brand Presence on Mamaroneck Ave

High foot traffic · Excellent signage potential · Thriving commercial corridor

HIGH TRAFFIC

SIGNAGE READY

PRIME AVE

*This is what your business could look like — call us today to make it a reality.*

Jason Schmelzter & Adi Ramada · Coldwell Banker Realty CT & NY 845-490-1302 · 347-661-4871 Westchester · Putnam · Fairfield County