

# FOR SALE

7 E Main Street

Mount Kisco, NY 10549



HOULIHAN LAWRENCE  
COMMERCIAL



KARATE  
2nd Floor

7  
E MAIN STREET

## EXECUTIVE SUMMARY



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**ASKING: \$2,250,000**

**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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E MAIN STREET



## PROPERTY FEATURES

<b>Location</b>	<b>7 East Main Street, Mount Kisco, NY</b>
<b>Sale Price</b>	\$2,250,000
<b>Taxes</b>	\$44,747
<b>Zoning</b>	CB-1
<b>Building Type</b>	Retail
<b>Building Height</b>	3 Stories
<b>Gross Building Area</b>	7,486 SF
<b>2 Levels of Shop / Storage</b>	3,582 SF
<b>2 Levels of Retail</b>	3,904 SF
<b>Upgrades &amp; Features:</b>	
	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
<b>Freight Elevator</b>	1
<b>Utilities</b>	Municipal water/sewer, gas, 200AMP electric, forced hot air + 3 A/C units



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7 E Main St.

## 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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OneKey MLS



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# INTERIOR - BEFORE



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INTERIOR - AFTER



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## ADDITIONAL PHOTOS



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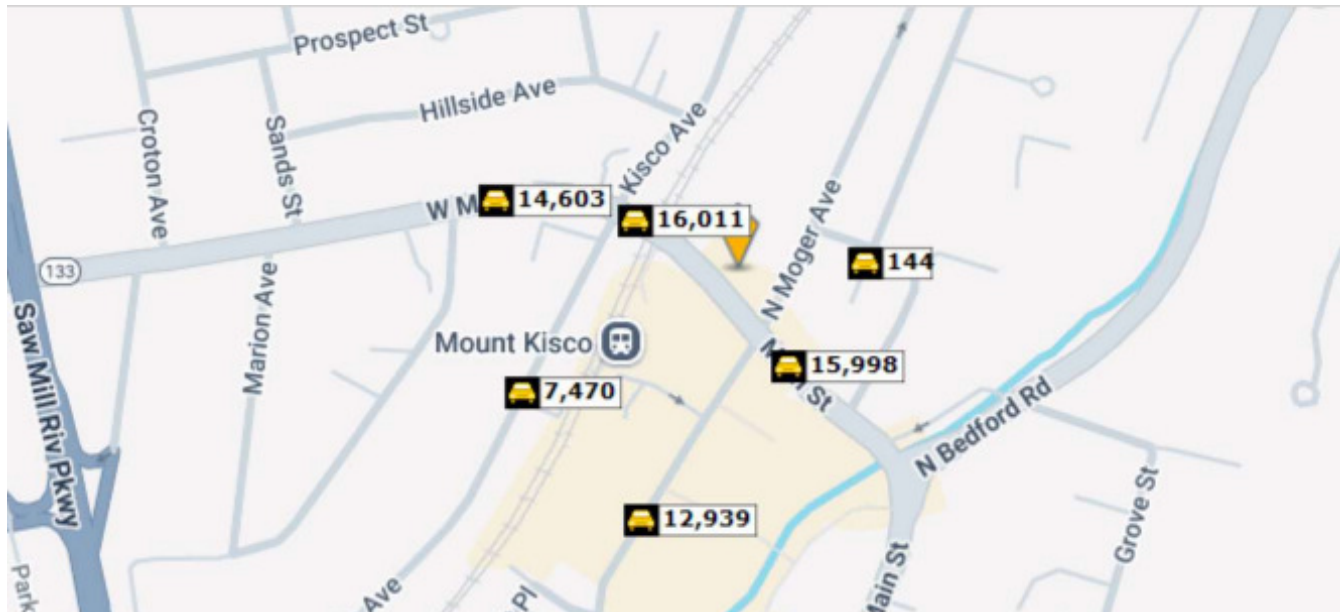
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## E MAIN STREET

# LOCAL TRAFFIC INFORMATION



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

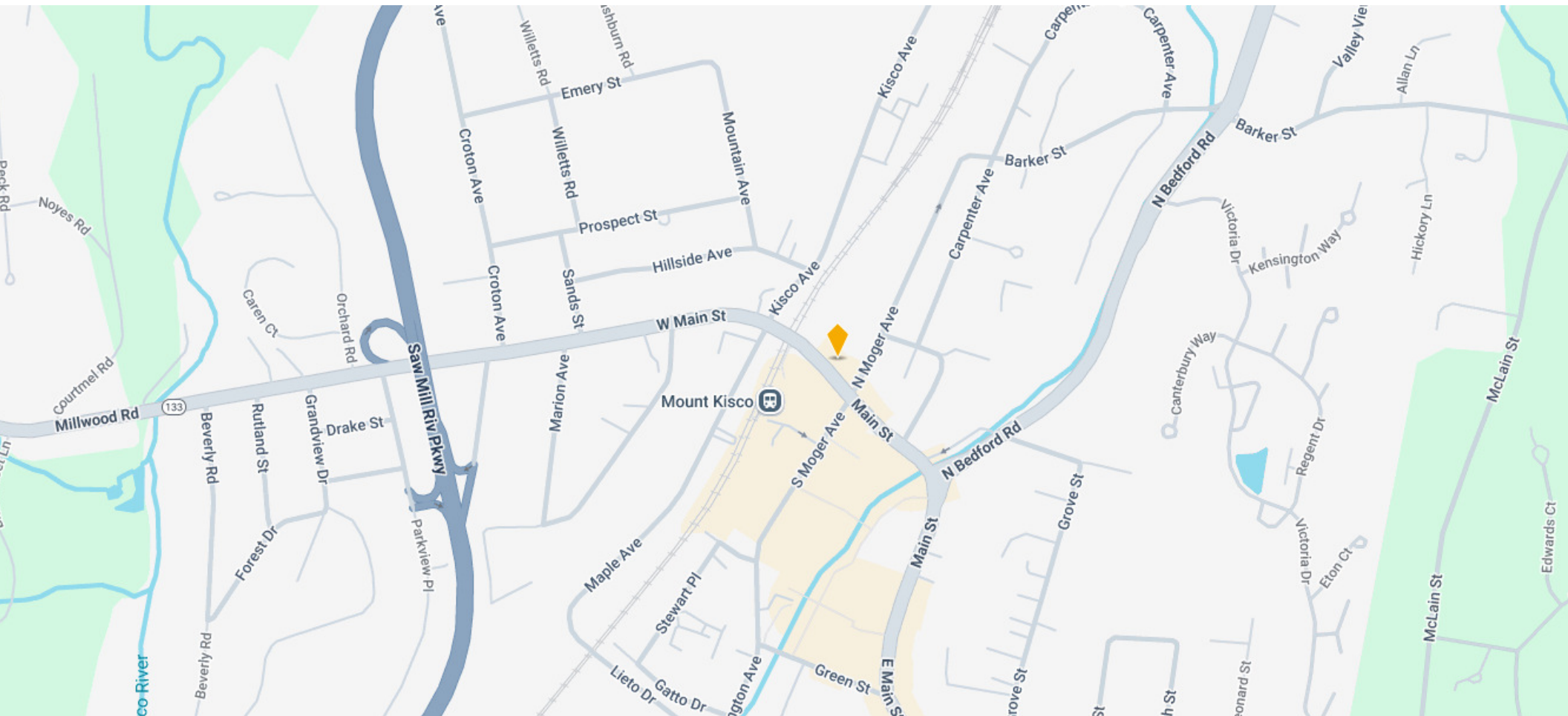
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E MAIN STREET

# AERIAL MAP



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## LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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