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COMMERCIAL



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# 315 Boston Post Rd

Exclusively Represented By:

**Mike Rackenberg**

Associate Broker

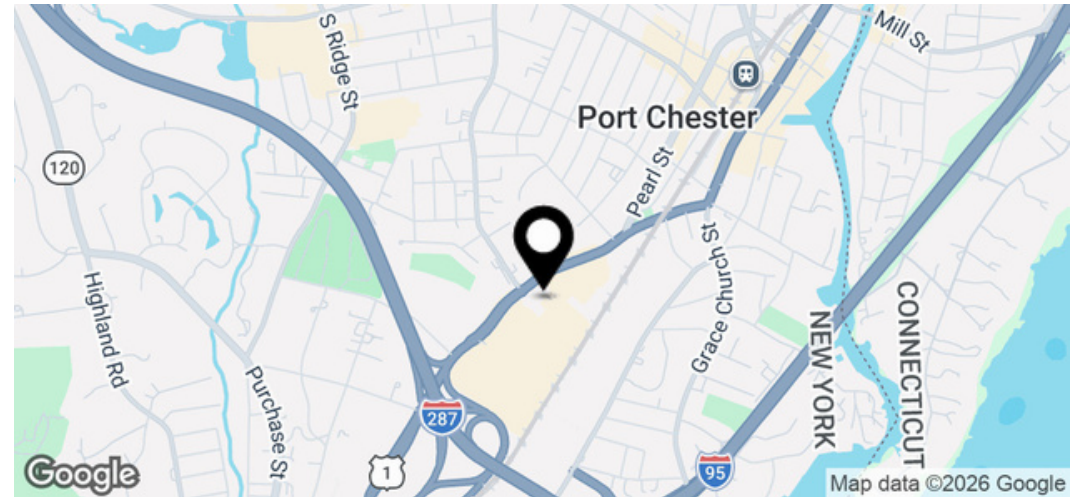
973 609 2105

[mrackenberg@houlihanlawrence.com](mailto:mrackenberg@houlihanlawrence.com)

OFFERING MEMORANDUM

# Executive Summary

FOR SALE



Sale Price

\$2,300,000

## Property Overview

Free-standing building with a retail component and 4 bays in the rear of the building. This 7,400 SF building, built in 1955, is ideal for an owner/user. Boasting a desirable CD4 zoning, the property presents a wealth of possibilities for retail or other ventures. The site sits on .43 acres and has parking for approximately 20 cars. Heat comes from an above ground oil tank and the owner recently installed new central air conditioning. The property will be delivered vacant. Taxes are approximately \$45K per annum.

## Offering Summary

|             |                  |
|-------------|------------------|
| Price / GSF | \$310.81         |
| GSF         | 7,400 SF         |
| Taxes       | \$44,4942        |
| Year Built  | 1955             |
| Occupancy   | Delivered Vacant |

### Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517  
Rye Brook, NY 10573  
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# Overview

FOR SALE



## Location Description

The subject property is located on US-1, a short walk from the United Hospital Development site. This project calls for 775 multifamily rental apartments, 90 independent living apartments, 110 assisted living and memory care units, a 120-key boutique hotel, and more than 18,159 square feet of retail space.

Nearby retailers include Whole Foods, McDonald's, Target, Verizon, Dunkin' Donuts, and many more.

Great opportunity for an owner looking for a well-situated, free-standing building boasting a prime position and excellent connectivity to major transportation routes (I-95, I-287

## Highlights

- Taxes are \$44,942 for 2025
- 7,400 SF free-standing building
- Constructed in 1955
- Zoned CD 4 for versatile use
- Prime location in Port Chester
- Ideal for retail or other ventures
- Significant investment potential
- Ample space for customization
- Strategic positioning for visibility
- Promising opportunity for growth

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# Rear Photo

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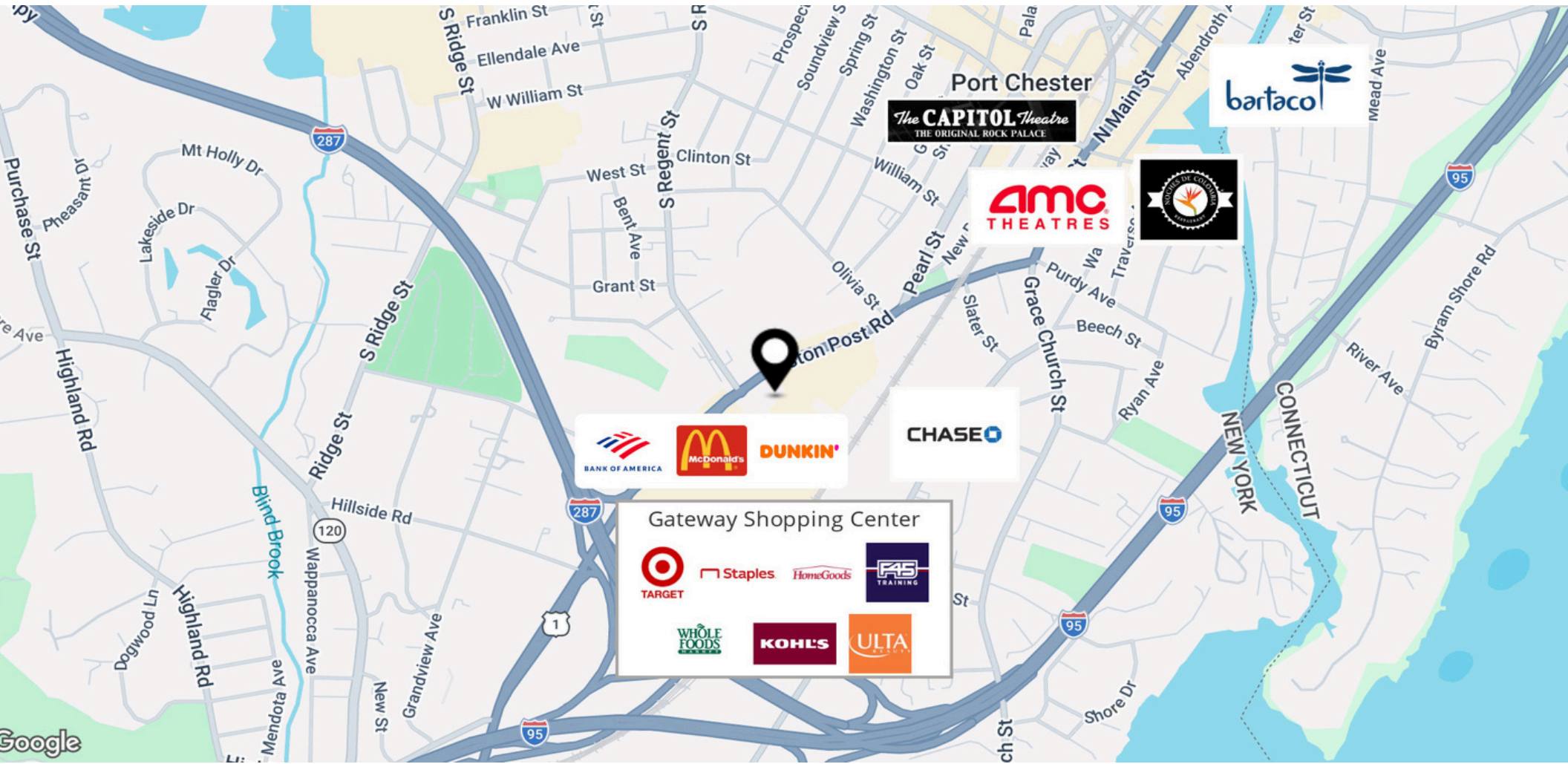


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# Retailer Map

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