



HOULIHAN LAWRENCE
COMMERCIAL

3 MacDonald Avenue

Armonk, NY

Rare Standalone Flex Building

Exclusively Represented By:

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OFFERING MEMORANDUM



COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Offering Summary

Price:	\$1,425,000
Building SF:	2,790
Parcel AC:	0.47
Lot SF:	20,474
Taxes:	\$18,713

Property Overview

Houlihan Lawrence Commercial is pleased to present this rare standalone flex building conveniently located in the Armonk business district. The existing layout is suitable for medical, wellness, therapy, legal, office, accounting or other professional service users seeking a convenient place of business.

The property is situated on a flat .47 acre lot and features 2 driveways, and a back lot for up to 14+ cars. Positioned near the village center, Easy access to Route 22, 684. The property is surrounded by a mix of retail shops, restaurants, service businesses, and residential neighborhoods.

The property also presents potential upside through adaptive reuse, including the possibility of converting back to a residential or mixed-use/home office configuration, subject to Town of North Castle approvals. In a market where residential values remain strong and inventory is limited, this creates a compelling value-add angle for owner-users, investors, or specialty medical/professional buyers.



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Rye Brook, NY 10573
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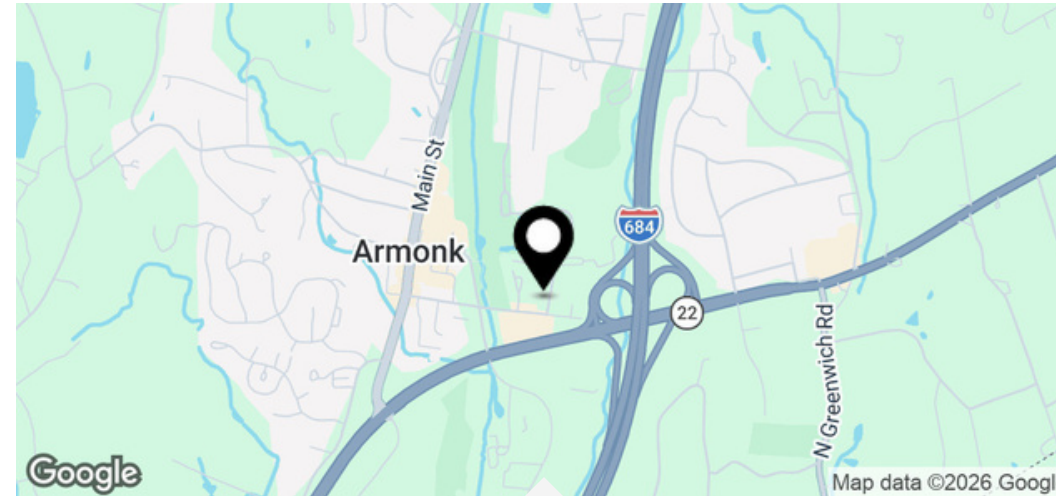
Property Details & Highlights

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Location Description

Located in the heart of Armonk, one of Westchester County's most affluent and sought-after communities, the property benefits from a premier luxury market with strong household incomes and limited commercial supply.

Surrounded by upscale homes, boutique retail, and executive clientele, this location offers strong appeal for professional office, medical, wellness, and boutique service users seeking a prestigious location but with convenience.



Highlights

- Prime location in affluent Armonk
- Standalone building with parking lot
- Multiple private offices and open space
- On-site parking for 15+ cars



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Exterior Photo - Lot

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Exterior Photo - Front

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Exterior Photo -Rear

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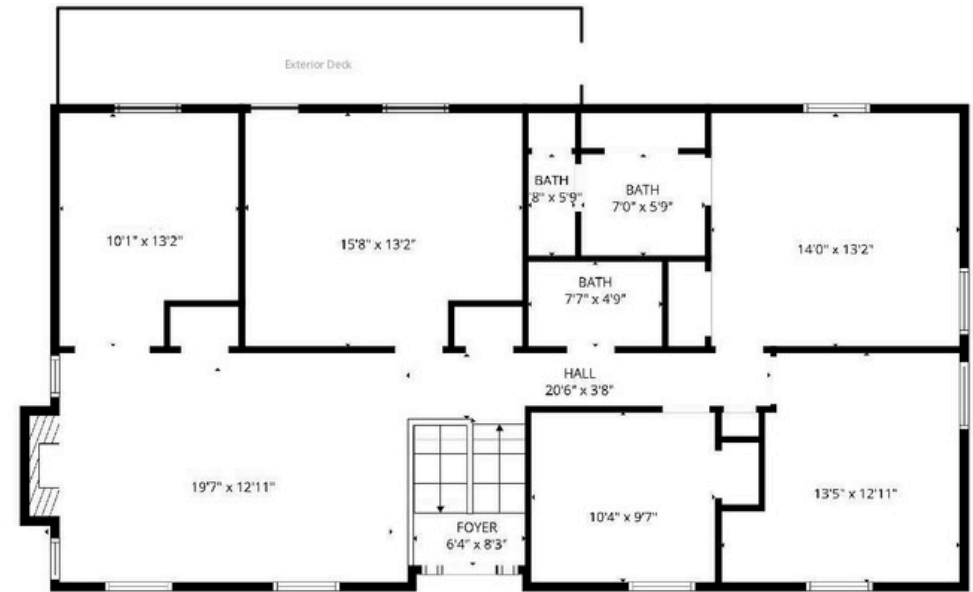
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Floor Plans

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FLOOR PLAN CREATED BY CLICASA APP. MEASUREMENTS DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED



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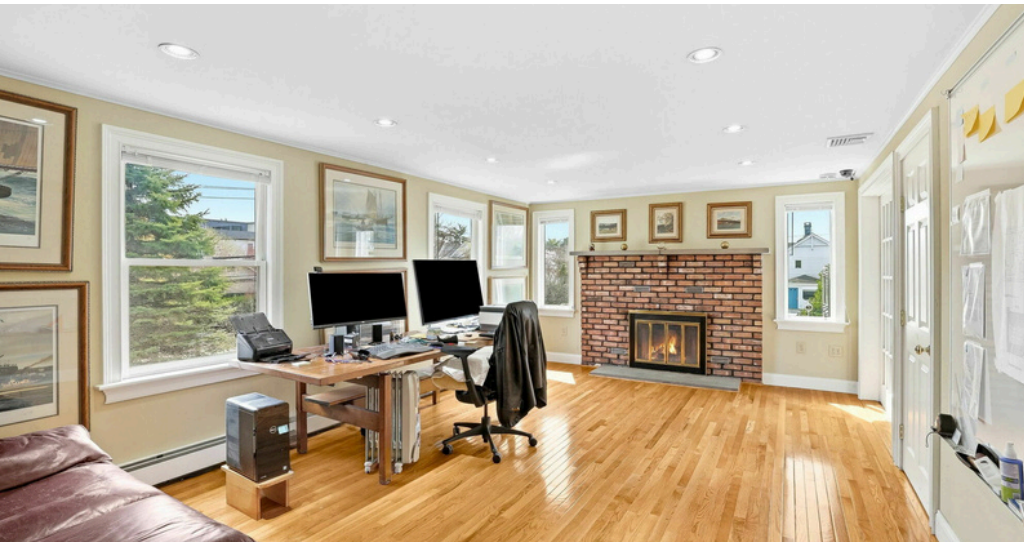
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Interior Photos

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Rendering

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Aerial

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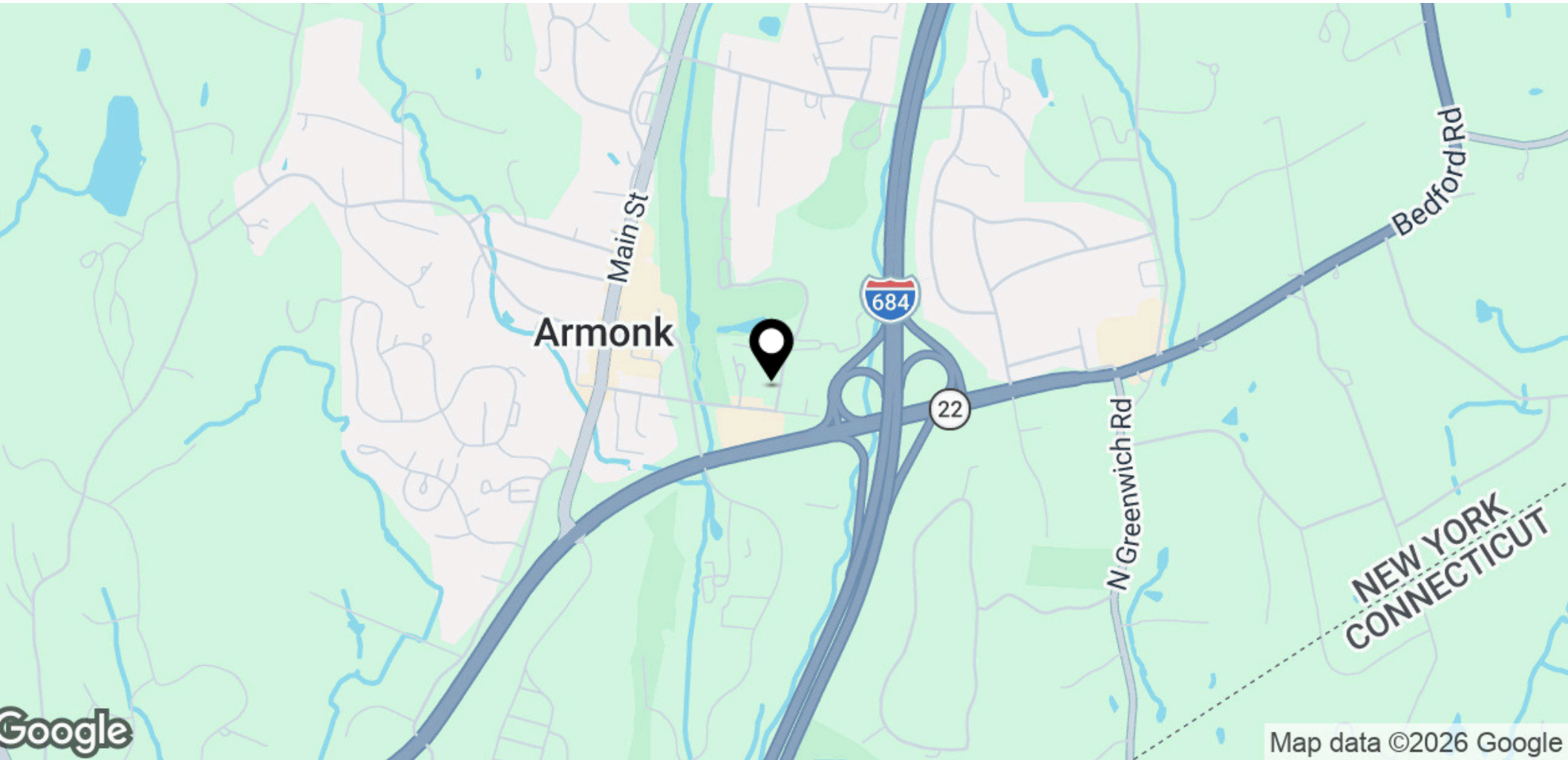
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Regional Map

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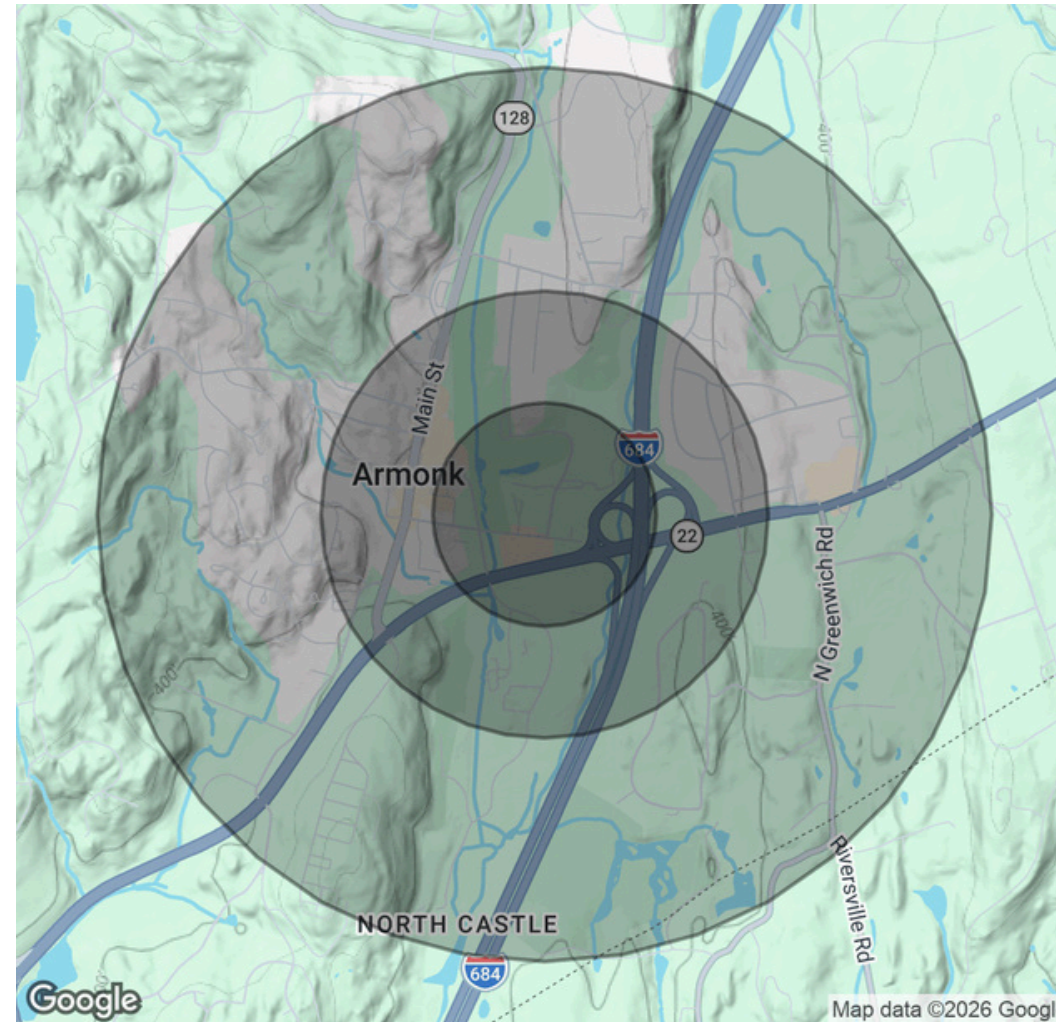
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	151	506	1,745
Average Age	45.7	45.2	44.8
Average Age (Male)	46	45.5	44.8
Average Age (Female)	45	44.4	44.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	46	158	547
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$326,924	\$321,537	\$339,527
Average House Value	\$952,187	\$959,259	\$1,043,068

2023 American Community Survey ACS



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