

OFFERING MEMORANDUM

3451 Lexington Ave, Mohegan Lake, NY

16.55 ACRES OF COMMERCIAL LAND FOR SALE



FRONT VIEW RENDERING

PRESENTED BY

JAMES DOORHY

Associate Real Estate Broker

Houlihan Lawrence Commercial

M 845.406.2264

JDoorhy@houlihanlawrence.com



HOULIHAN LAWRENCE
COMMERCIAL

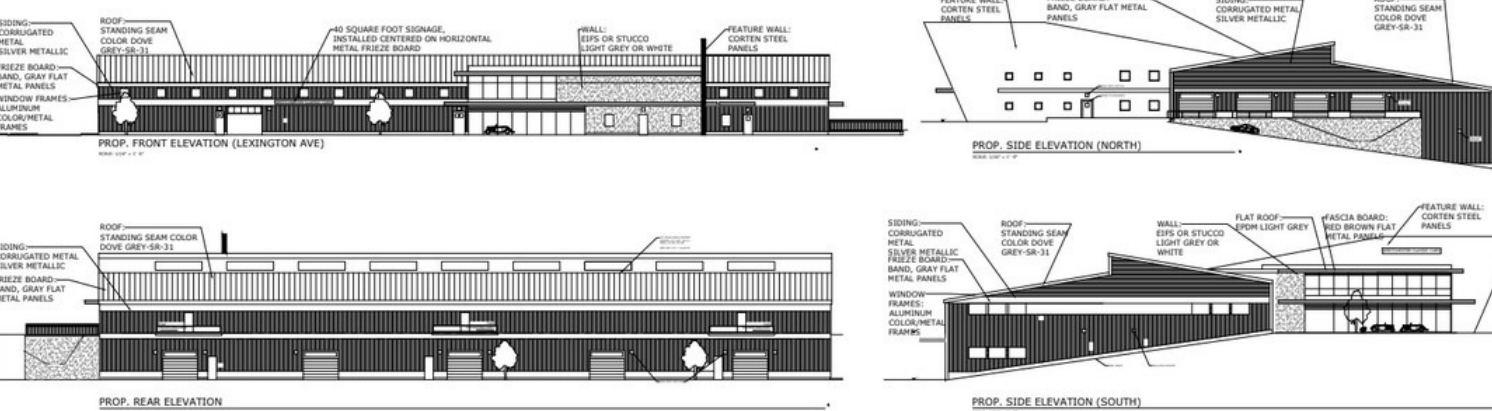
EXECUTIVE SUMMARY



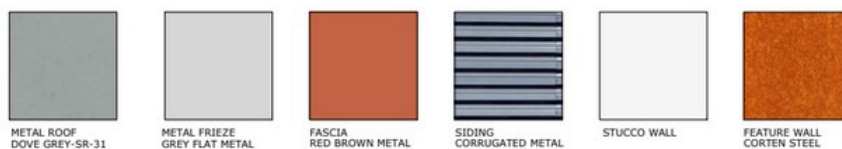
HOULIHAN LAWRENCE
COMMERCIAL



FRONT VIEW RENDERING



COLOR PALLETE



Approved Plans to construct 3- Building totaling 60,000 sq ft current plans are auto related, these plans can be changed to include a mixed use.

OFFERED AT: \$1,600,000

PROP. EXTERIOR MATERIAL DETAILS

HEIKE A. SCHNEIDER
ARCHITECT, AIA, LEED AP
5515 CROTON HEIGHTS ROAD
KORKTOWN HTS, NY 10598

CLASSIC CARS
SHOWROOM, STORAGE, GARAGE
3451 LEXINGTON AVE

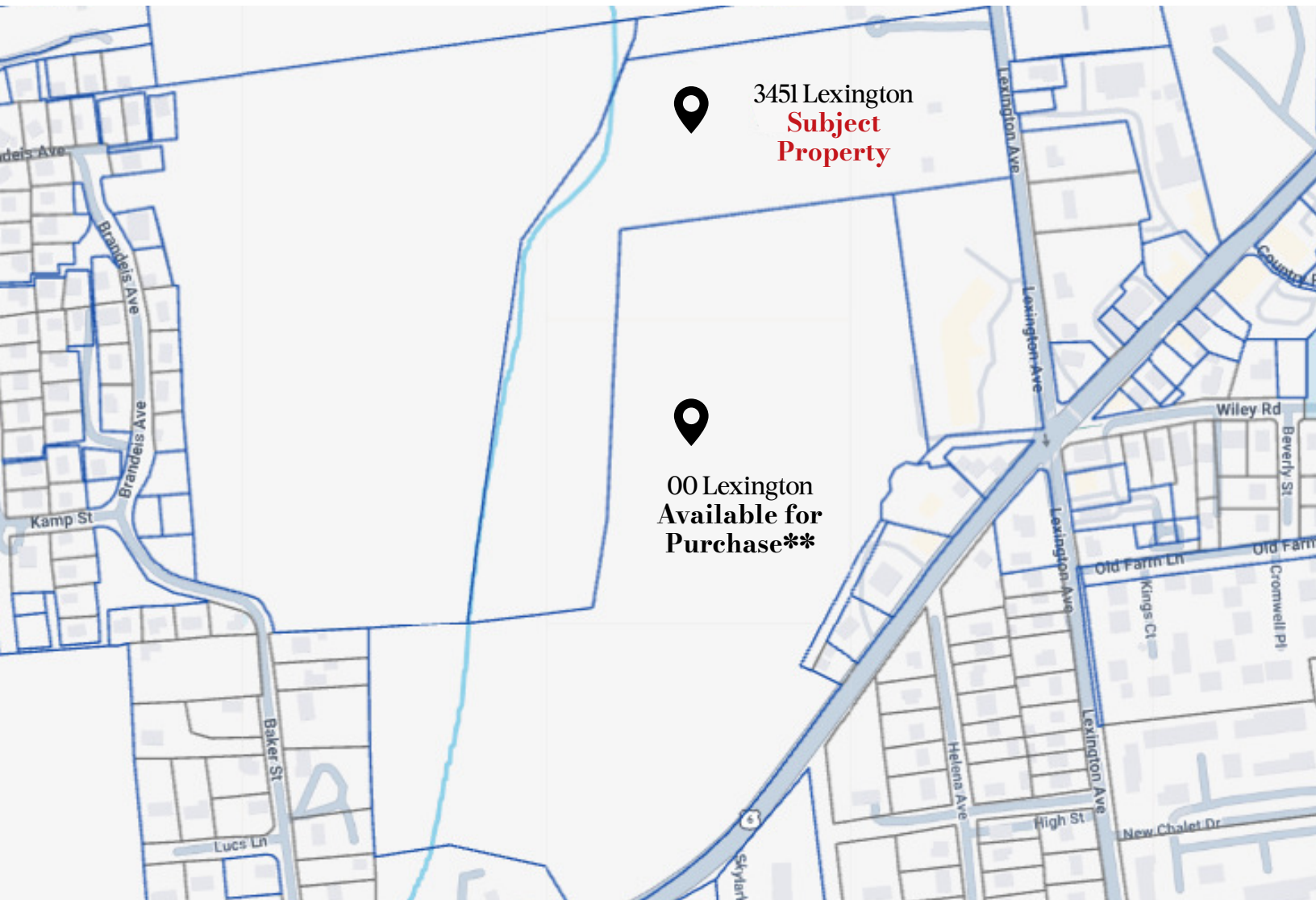
Date: 5-13- Review: Book:

A

OFFERING SUMMARY



HOULIHAN LAWRENCE
COMMERCIAL



Offering Price:	\$1,600,000
Property Type:	Land
Total Lot Size:	16.55Acres
Number of Lots:	1
Zoning:	HC/R-40
Frontage:	430 Feet

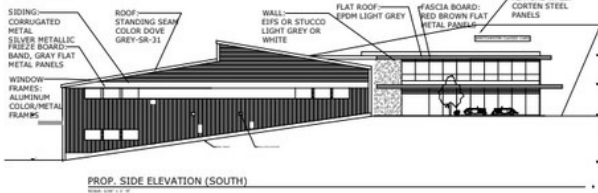
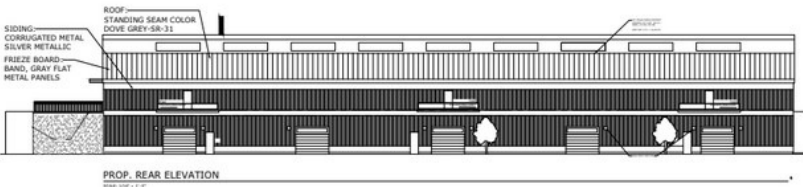
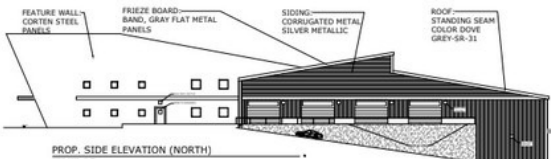
This property can be purchased with property listing:
00 Lexington Ave (28.82Acres)



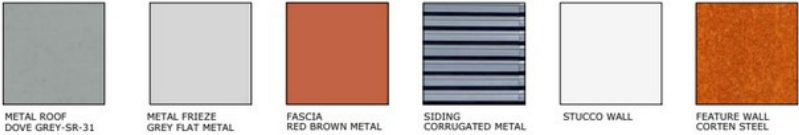
3451 LEXINGTON AVE RENDERING



FRONT VIEW RENDERING



COLOR PALLETTE



PROJ. NO. 2023-001

PROJ. NAME: WESTCHESTER CLASSIC CAR

PROJ. ADDRESS: 3451 LEXINGTON AVE, WESTCOTTON HTS, NY 10598

DATE: 06-27-2023

REVISION: 01-13-2023

DRAWING: 01

PROJ. EXTERIOR MATERIAL DETAILS

CLIENT: WESTCHESTER CLASSIC CAR

ARCHITECT: HOULIHAN LAWRENCE COMMERCIAL

515 CROTON HEIGHTS ROAD
WESTCOTTON HTS, NY 10598
914-926-1111

CLASSIC CARS
SHOWROOM, STORAGE, GARAGE
3451 LEXINGTON AVE
WESTCOTTON HTS, NY 10598

A_x

NOTE:
THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM THE SURVEY MAP PREPARED BY DANIEL J. McWITT, DATED 06/10/18, LAST REVISED 01/09/20. THE HORIZONTAL DATUM USED IS THE SAME BEARING SYSTEM OF THE DEED FOR THE PROPERTY RECORDED AS DEED NUMBER 01272617. THE VERTICAL DATUM THAT THE PROJECT IS IN IS THE NORTH AMERICAN VERTICAL DATUM 1988. THE TOPIC SHOWN BEYOND THE BORDERS OF THE SURVEY HAVE BEEN ACQUIRED FROM THE WESTCHESTER COUNTY GIS WEBSITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EITHER TOPIC SOURCE.

CUT-FILL ANALYSIS

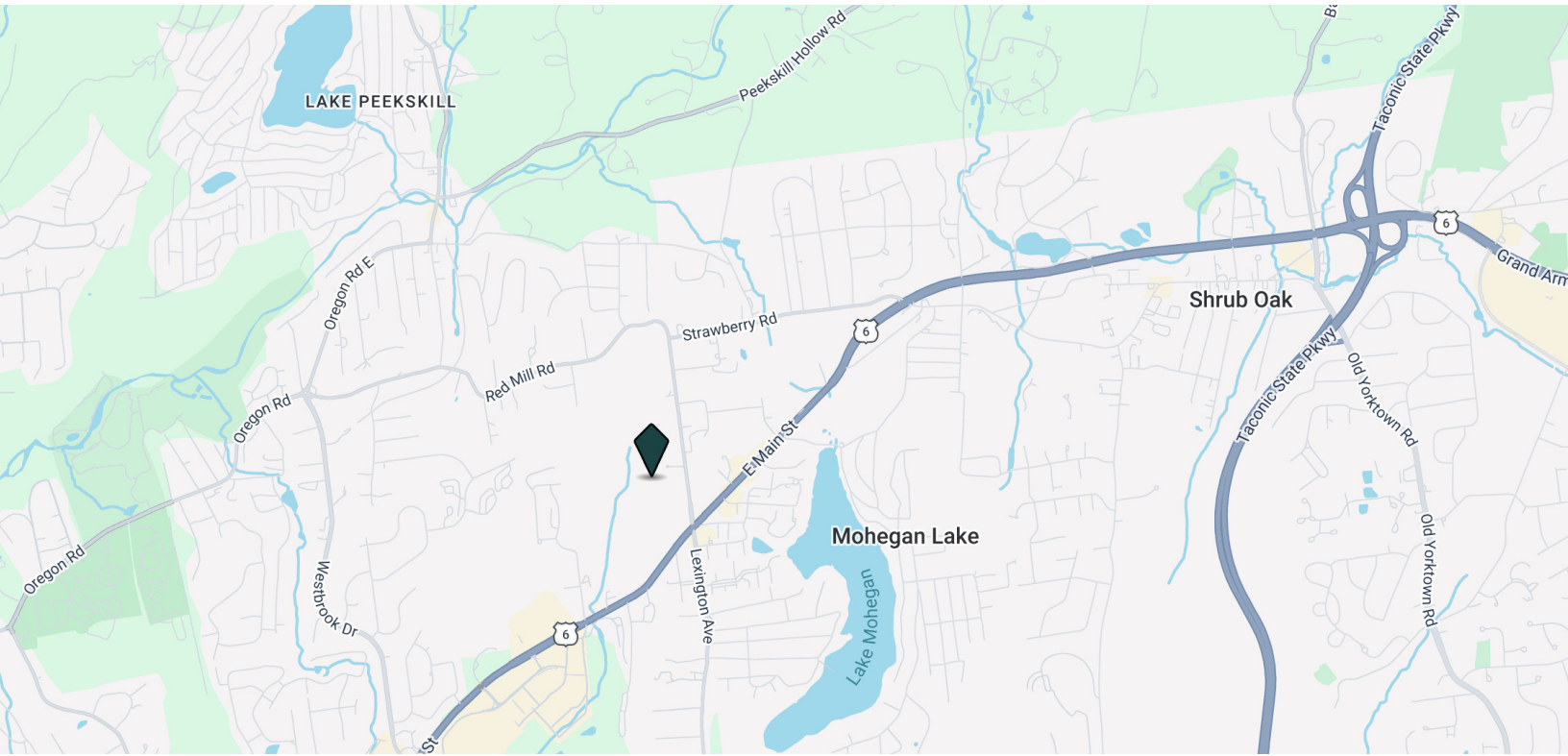
CUT	FILL	NET
4.976 CY	25.113 CY	18.137 CY

3451 LEXINGTON AVENUE, LLC
3451 LEXINGTON AVENUE
Westchester County, New York

E&SC PLAN

THE DESIGN CONSULTANTS
Civil Engineers & Land Planners
251 F. Lindbergh Avenue, Yorktown Heights, NY 10588
(914) 361-1000
www.thedesignconsultants.com

Sheet
C-103



Transportation

 Commuter Rail

Peekskill Station 	9 min drive	5.1 mi
Cortlandt Station 	16 min drive	8.2 mi
Manitou Station 	21 min drive	10.9 mi
Garrison Station 	18 min drive	10.8 mi
Cold Spring Station 	27 min drive	15.1 mi

 Airport

Westchester County	39 min drive	27.8 mi
New York Stewart International 	49 min drive	28.4 mi