

VILLAGE YARD

140-144 King Street
Chappaqua, NY 10514

ADMIRAL
REAL ESTATE SERVICES



Sale Price: \$1,950,000



RETAIL/OFFICE PROPERTY FOR SALE

- 3 NEW ENGLAND STYLE BUILDINGS IN UPSCALE COMMUNITY
- 12-CAR PRIVATE PARKING PLUS 2-HOUR STREET PARKING
- HIGHLY VISIBLE ON HEAVILY TRAFFICKED KING STREET
- WALK TO ALL DOWNTOWN AMENITIES INCLUDING METRO-NORTH
- EXCELLENT DEMOGRAPHICS

VILLAGE YARD

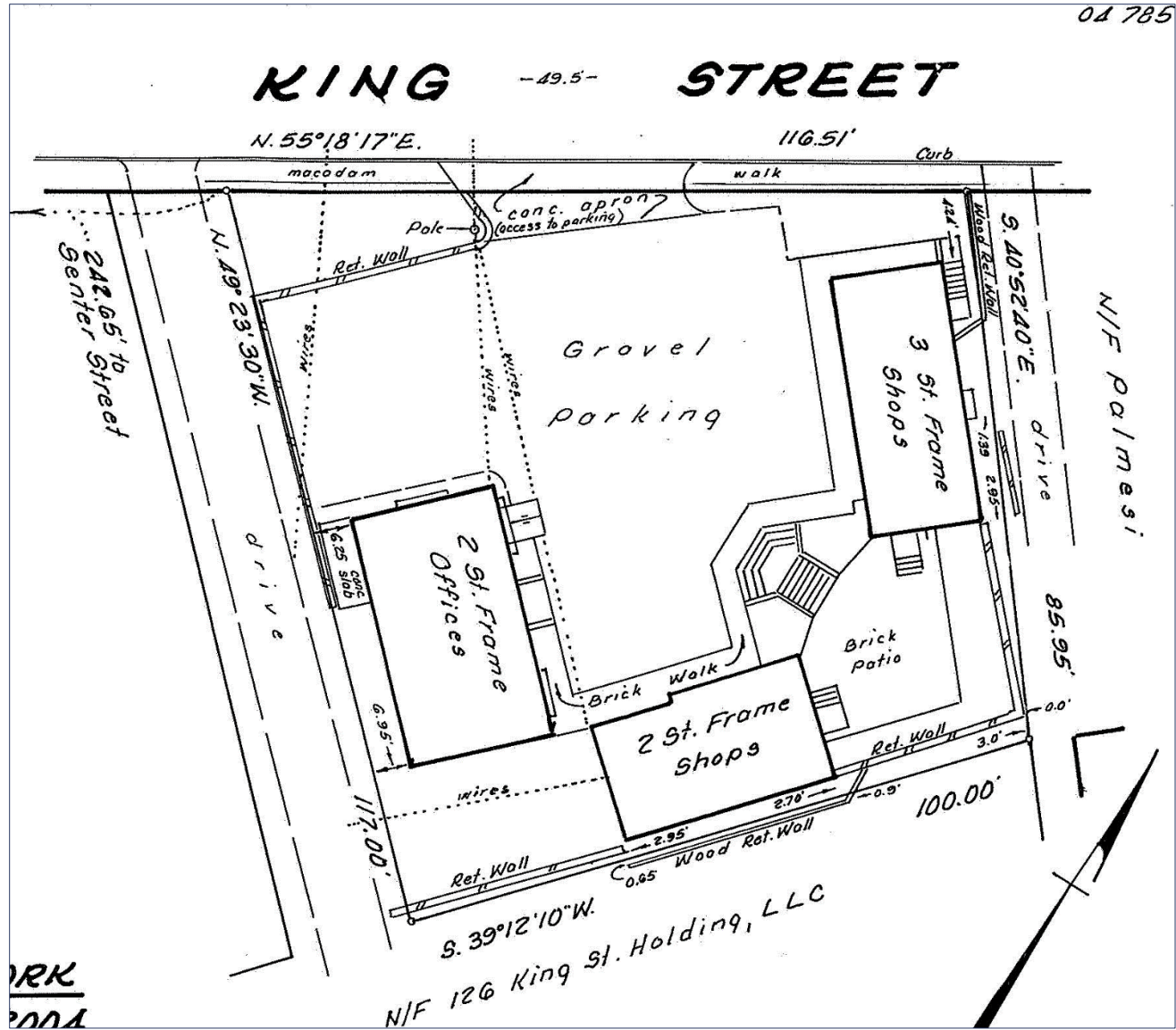
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SITE PLAN



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RETAIL MAP



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Section:	100.11
Block & Lot:	3/25
Zoning:	BR – Business Retail
Lot SF:	0.30 Acres
Stories:	2 – 3
Building RSF:	Approx: 5,314 SF
Assessment (2017):	\$190,000
R/E Taxes (2017):	\$28,354

Financial Highlights:

Gross Income	\$	215,398.00
Vacancy & Loss Collection: 5%	\$	(10,770.00)
Less Expenses:	\$	(48,670.00)
Net Operating Income:	\$	155,958
	Cap Rate:	8.0%
	Price Per RSF:	\$366.95

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$259,525	\$240,547	\$185,663
Median HH Income	\$188,870	\$171,132	\$122,771
Population	6,207	11,759	98,741
Total Households	2,233	35,286	33,190
Retail Potential	\$247M	\$1.21B	\$2.66B



Contact Exclusive Agent:

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