



## FOR SALE Office Building in Downtown Bronxville, NY

- Investment opportunity in affluent Westchester County suburb
- Located in the Service District
- Parking in private lot; access to adjacent metered public lot; street parking also available
- Situated in area that allows quick access to Palmer Avenue and Pondfield Road
- 0.2 mile to New York-Presbyterian Lawrence Hospital
- Walk to all downtown amenities
- Steps to Bronxville Metro-North train; less than 40-minutes to Grand Central Station
- Heavy pedestrian traffic; positioned off Palmer Avenue and near Pondfield Road & Kraft Avenue
- Right off of Bronx River Parkway
- Exceptionally close to Sprain Brook Parkway
- Quick accessibility to I-87, I-287, Cross County Parkway & Hutchinson River Parkway

CONTACT OWNER'S  
EXCLUSIVE BROKER:

JON GORDON 914-779-8200 x115 [JGORDON@ADMIRALREALESTATE.COM](mailto:JGORDON@ADMIRALREALESTATE.COM)



## COMMERCIAL PROPERTY WITH DEVELOPMENT POTENTIAL

**CURRENT INCOME** - In-place office tenancy

**NEAR-TERM UPSIDE**

- Current vacancy offers leasing upside, and possible owner/user investment
- Excellent potential to retrofit for higher income medical uses due to proximity to NY-Presbyterian Hospital

**DEVELOPMENT POTENTIAL**

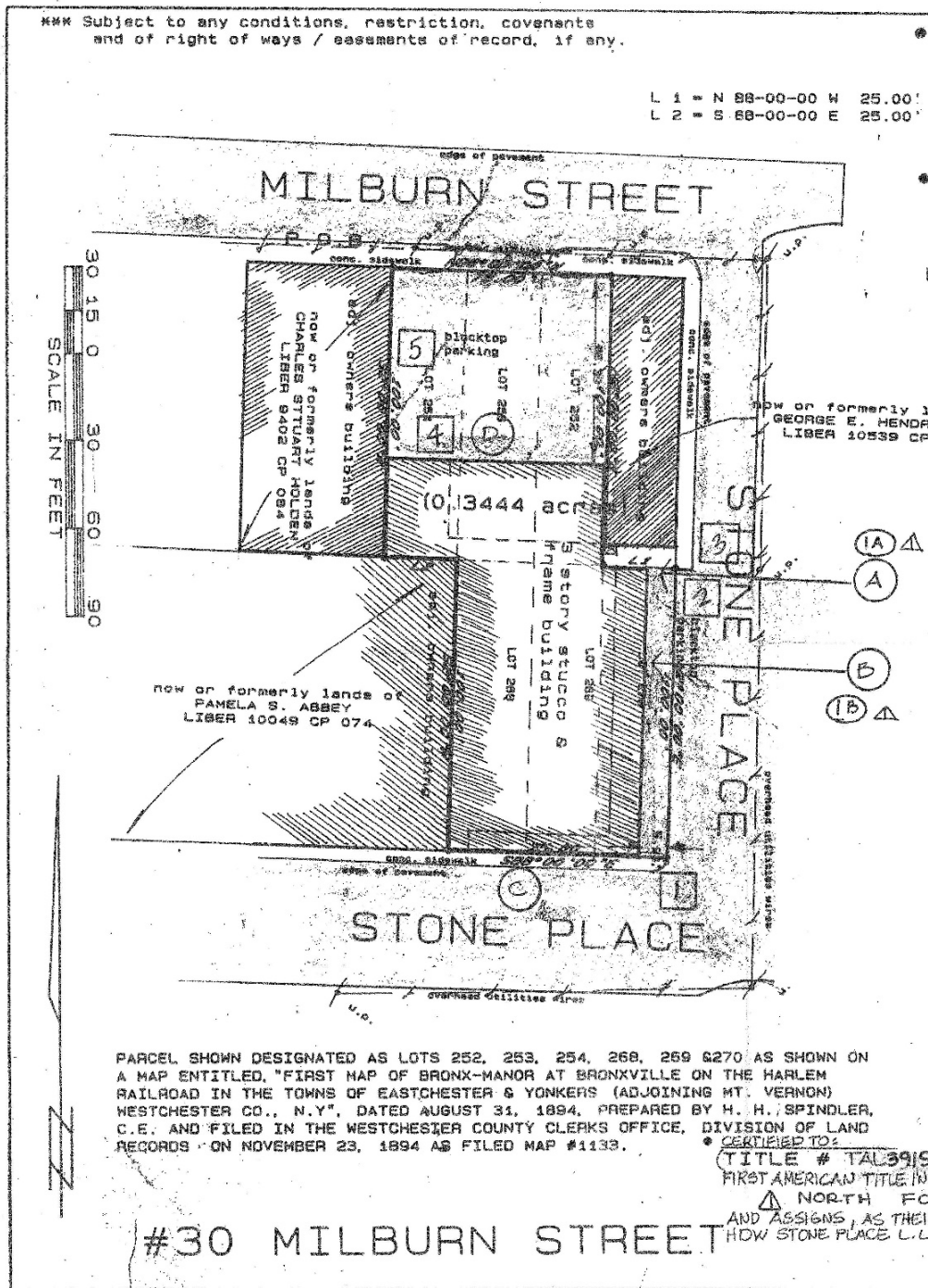
- Great site for residential and/or parking use; adjacent to Avalon Apartments, close to Bronxville Metro-North train station, downtown amenities, hospital
- Well located for higher-density, transit-oriented development
- Recent projects indicate increased openness to redevelopment, to support tax base & downtown retail and augment parking
- Recently completed Villa Bxv project laid groundwork for parking sharing between new developments and the Village

**BELOW REPLACE-  
MENT VALUE** - Pricing at a fraction of replacement value

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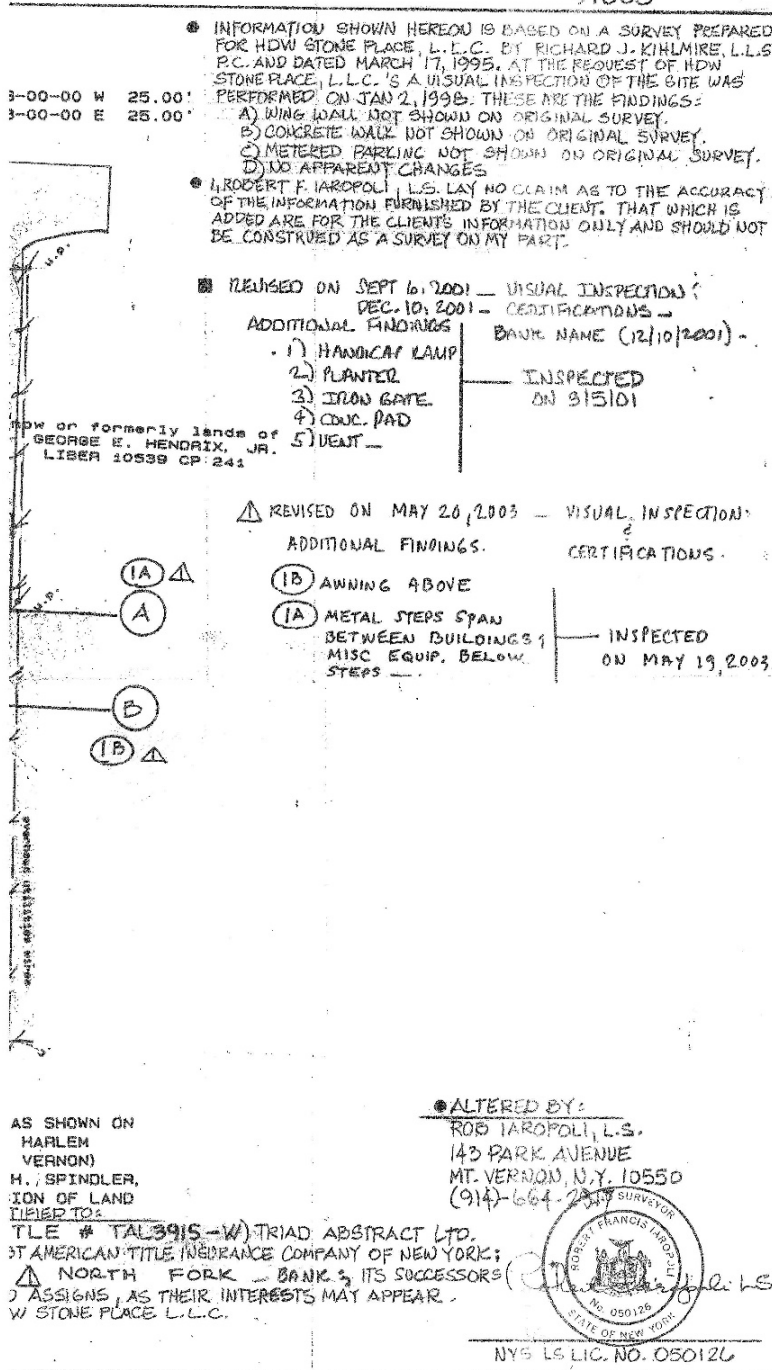


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