

# FOR SALE: IDEAL OWNER/USER PROPERTY

346 NORTH MAIN STREET | PORT CHESTER, NY 10573

AVAILABLE 8,006SF

ANCHORED BY

## PERFECT FOR OFFICE OR FITNESS USES



### PROPERTY INFORMATION

- Price: \$1,350,000 or \$168.62 psf
- Historic building located in Central Port Chester
- Walking distance to Metro North Train Station as well as a variety of restaurants.
- Easy access to I-95 & I-287
- 2 off street spaces and ample street parking

### SPACE DETAILS

- Site Size: 0.11 acres
- Building Size: 8,006sf
  - Basement: 2,758sf
  - 1st Floor: 2,854sf
  - 2nd Floor: 2,394sf
- Year Built: 1886-1923
- Legal Address: Section 136.79  
Block 2, Lot 30
- Zoning: C4 - General Commercial

### AREA DEMOGRAPHICS

2017 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	74,556	136,537	287,527
MEDIAN HH INC	\$113,907	\$138,260	\$130,892
AVERAGE HH INC	\$180,855	\$214,117	\$201,226



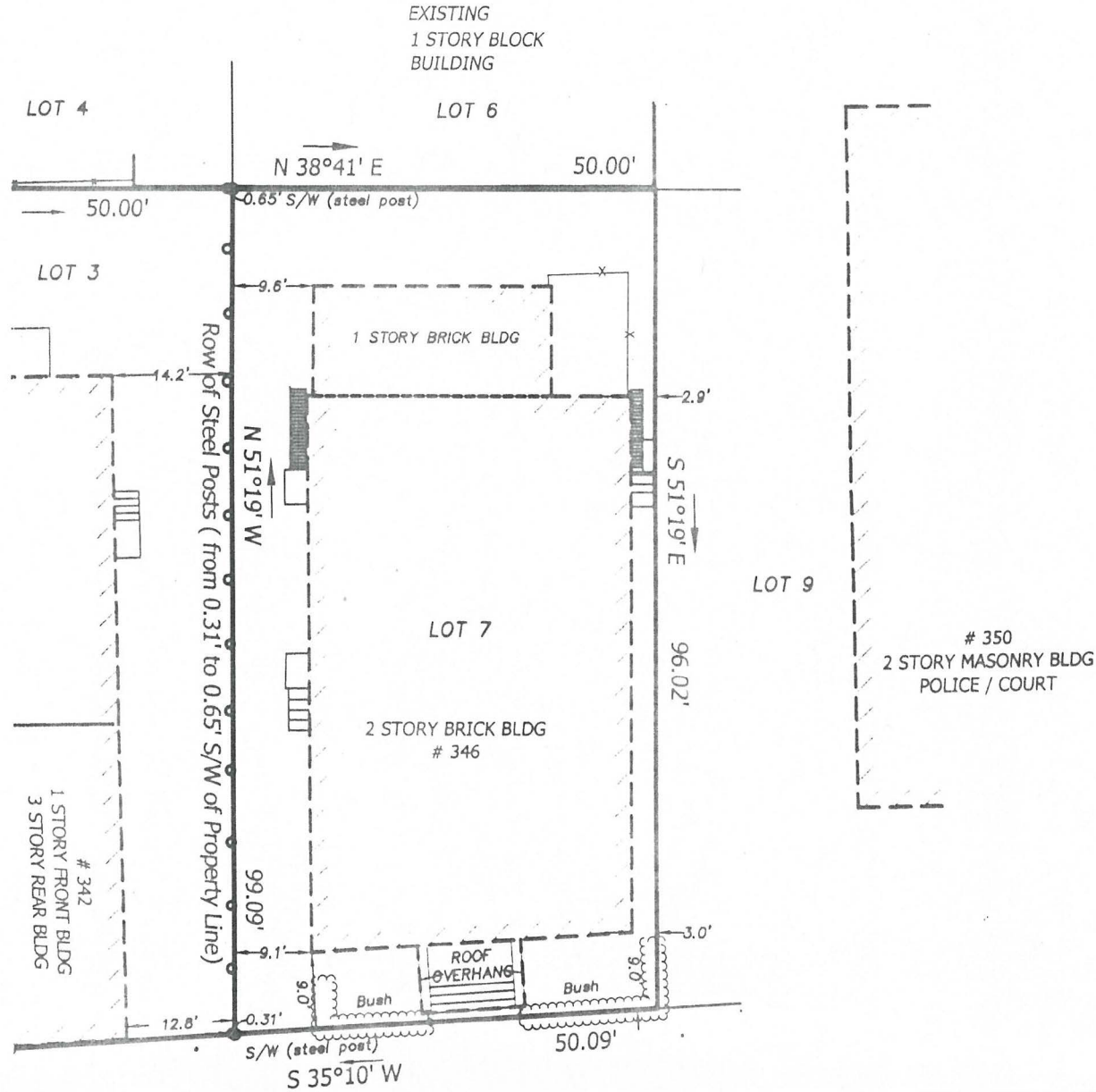
www.chartweb.com

FOR MORE INFORMATION CONTACT:

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## CONSTRUCTION DETAILS

Foundation:	Concrete
Framing:	Wood support structures
Exterior:	Brick façade
Roof:	Rubber-membrane flat roof replaced in 2012
Windows:	Dual-Pane insulated glass
Electrical Service:	400 Amps
HVAC: Basement:	New HVAC in 2008
	1st Floor: New HVAC in 2004
	2nd Floor: New HVAC in 2004
Security:	Pro Line Security system installed
Fire Protection:	3 sensors on first and second floor
	Two sensors in basement along with water sensor on basement floor
Electric/Gas:	Con Edison
Water/Sewer:	United Water/Town Of Port Chester
Telecommunication:	T1 Internet, CAT 5 cabling



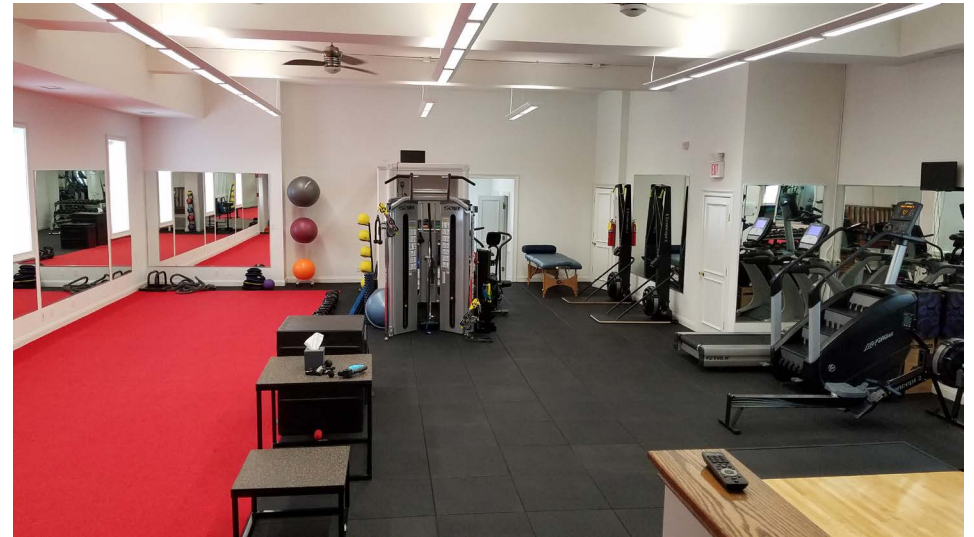
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