

FOR SALE

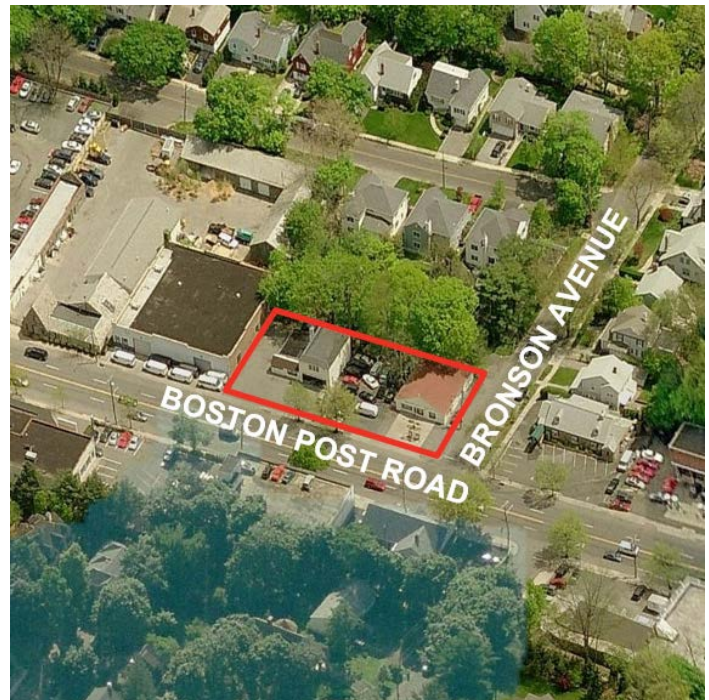
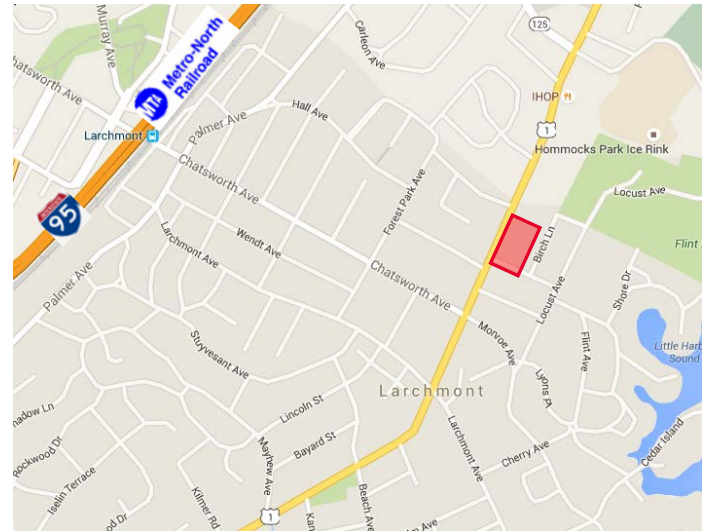
Asking Price: \$2,200,000

The subject property is located at 2031 & 2041 Boston Post Road in the Village of Larchmont. The property, located on the east side of the Boston Post Road between Bronson Avenue and Hommocks Road, is comprised of two tax lots totaling approximately 15,750 square foot.

One tax lot is currently improved by a 2,160 square foot cinder block building which will be delivered vacant. The second lot is improved by a 2,850 square foot wood frame building which can be delivered vacant.

The site offers 175' of frontage on the Boston Post Road and is 90' deep. The property is zoned RB – Retail Business. The zoning, depending on the use, allows for either over 25,000 or over 11,000 square feet to be built on the site.

The property is located a short walk from Larchmont's downtown of shops, restaurants, and more and a 5 minute walk to Flint Park and the Long Island Sound.



Site Details	
Location	Located on the east side of Boston Post Road between Bronson Avenue and Hommocks Road.
Section / Block / Lots	7-7-1, 187
Lot Dimensions	175' x 90'
Lot Size	15,750
Zoning	RB – Retail Business
Maximum Height	2 stories/25 feet
Buildable Square Feet	25,200 or 11,025 approximately
Assessment (15/16)	Town: \$1,385,000; Village: \$58,300
Taxes (15/16)	\$46,908

For More Information, Please Contact:

Bill Eisenhut
Director
(212) 660 7768
bill.eisenhut@cushwake.com

Cushman & Wakefield
275 Madison Avenue
New York, NY 10016
phone: +1 212 696 2500
nyinvestmentsales.com



2031 & 2041 Boston Post Road, Larchmont

Development Opportunity with 175' of Frontage

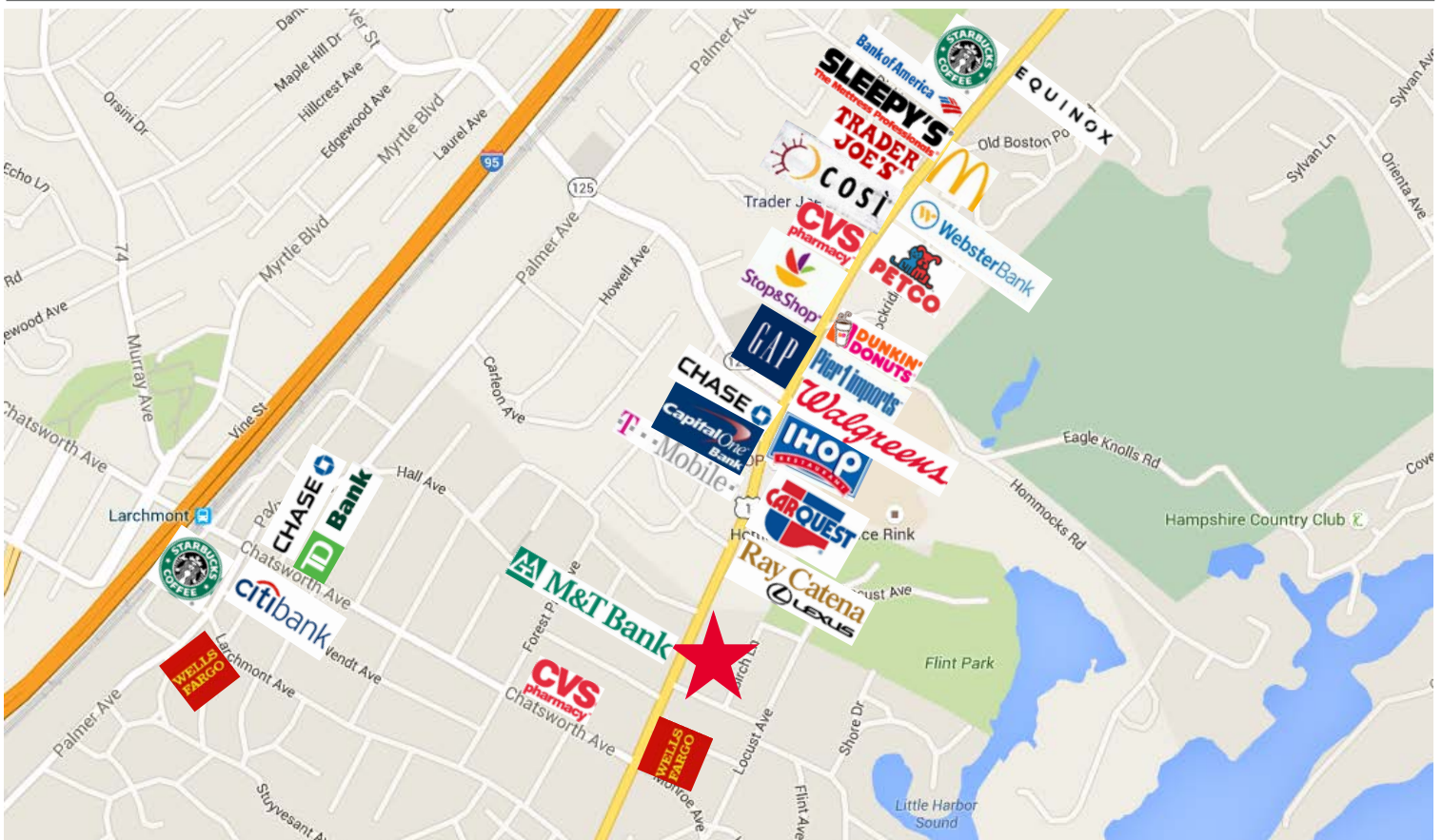
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Zoning Information – excerpts from Village Code available

District	RB – Retail Business	
Use	Commercial	Includes any multifamily
Building Coverage	80%	35%
Max. Height	2 stories/25 feet	2 stories/25 feet
Lot Size	15,750	15,750
Approx. Total Buildable SF	25,200	11,025

Map



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