

*1395 Boston Post Road
Larchmont NY
For Sale*

Prime Boston Post Rd
Freestanding Retail Building



KEY PROPERTY INFORMATION:

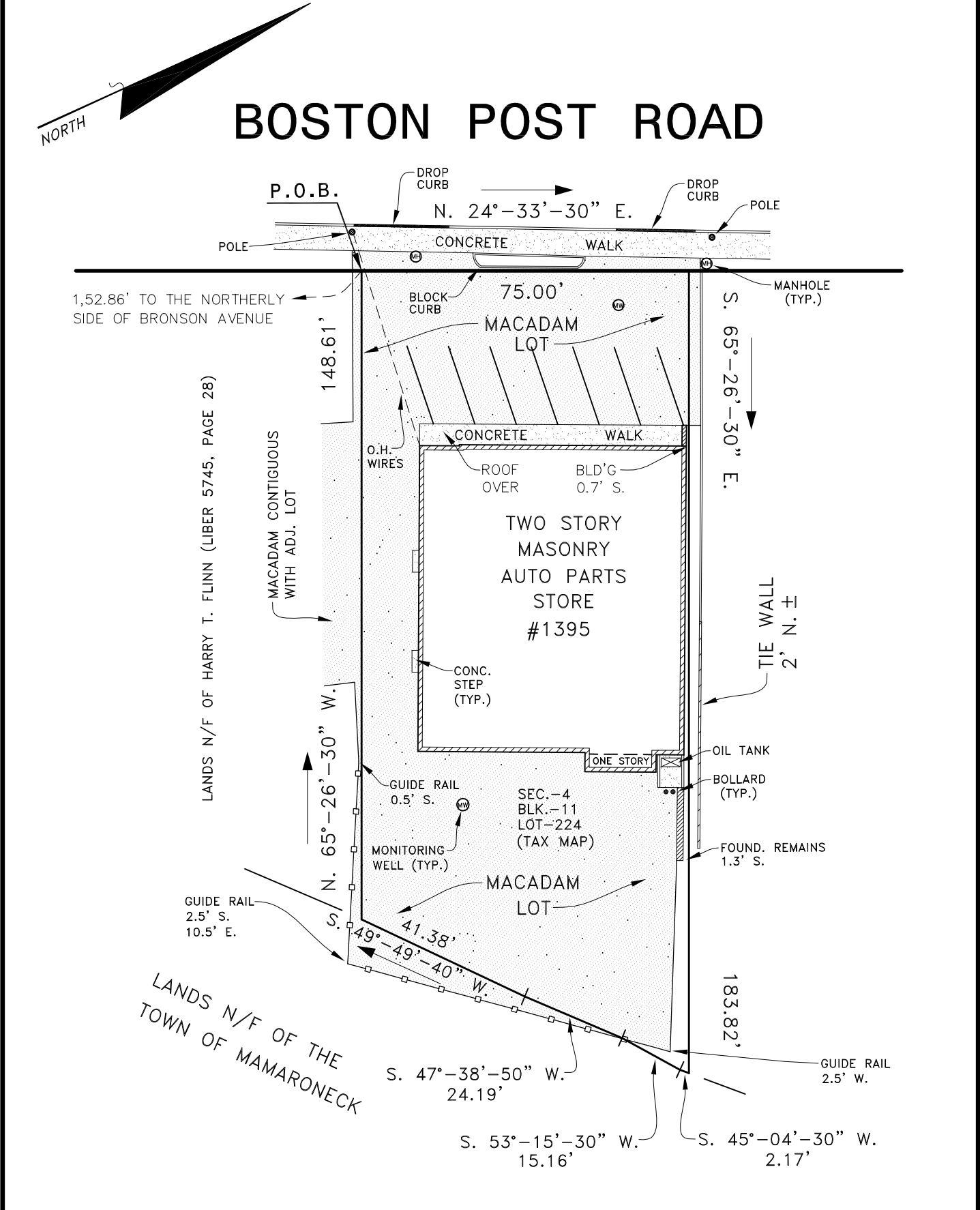
**8,620SF Freestanding Building
Front and Rear Onsite Parking
Located in Prime high traffic count
75 Foot Post Road frontage Zoning
Business Residential(B-R)
Convenient to Train and Town**

**For more information
or to view this property,
Contact:
Bruce Wenig
914.902-3252 or on-line
at Bwenig@kw.com
www.wenigrealestate.com**



**760 White Plains Rd, Scarsdale, NY 10583
2300 Eastchester Rd, Bronx NY 10469**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and any specific listing conditions, imposed by our principals.

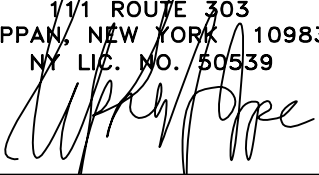


SURVEY OF PROPERTY

#1395 BOSTON POST ROAD

LOT 224, BLOCK 11, SECTION 4

LARCHMONT, WESTCHESTER COUNTY, NY

Certified to: IJAN 2 NY Realty LLC ;	SCALE: 1"=30' DATE: MAY 25, 2022
	STEPHEN F. HOPPE, L.S. LICENSED PROFESSIONAL LAND SURVEYOR 111 ROUTE 303 TAPPAN, NEW YORK 10983 NY LIC. NO. 50539 
Map Reference : Tax Map.	L.S.



FREEFORM DEFORM, LLC

20 GRAND AVENUE LOFT 607
BROOKLYN, NEW YORK 11205
TEL/FAX: 347-331-0427
info@freedomdeform.com
www.freedomdeform.com

There is no meaning in the word alone. Whether I speak it or not is of no importance at all. All meaning and sense is created by me, and only by me, and it is not mine until I share it with the community of the world, and only then does it become something by the gathering of the shared and not mine.

CONSULTANT

ADDRESS
TEL.
EMAIL
WEBSITE

CONSULTANT

ADDRESS
TEL.
EMAIL
WEBSITE

Revision

[illegible]

The General Assembly shall check and seal all certificates and all other documents and commissions to the Clerk of the Court and seal the same. The Clerk shall seal and deliver the same to the Court for the Court to be put on file and to be kept by the Clerk of the Court.

COB APPROVAL STAMP

KEY PLAY

854

EXTERIOR ELEVATIONS

DRAWING TITLE

PROJECT NO.	Project Number
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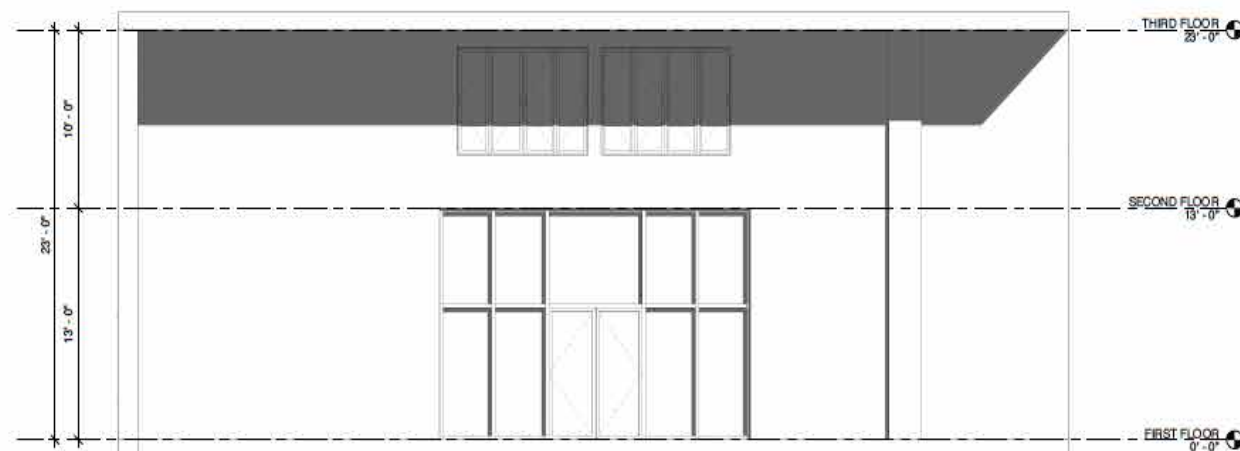
Author _____

Issue Date _____

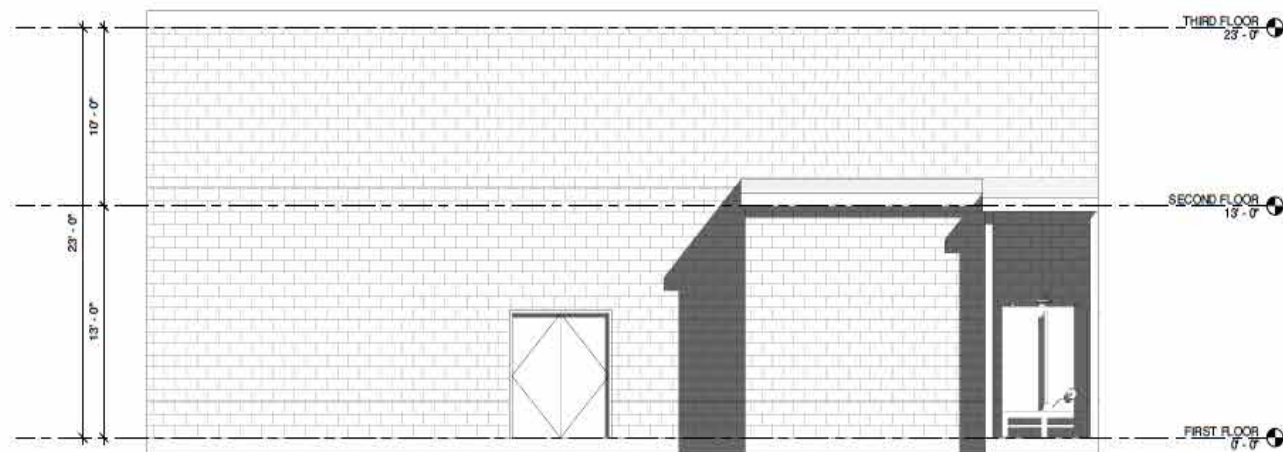
DATE	ISSUE DATE
	DATE

SCALE _____ 1/4" = 1'-0"

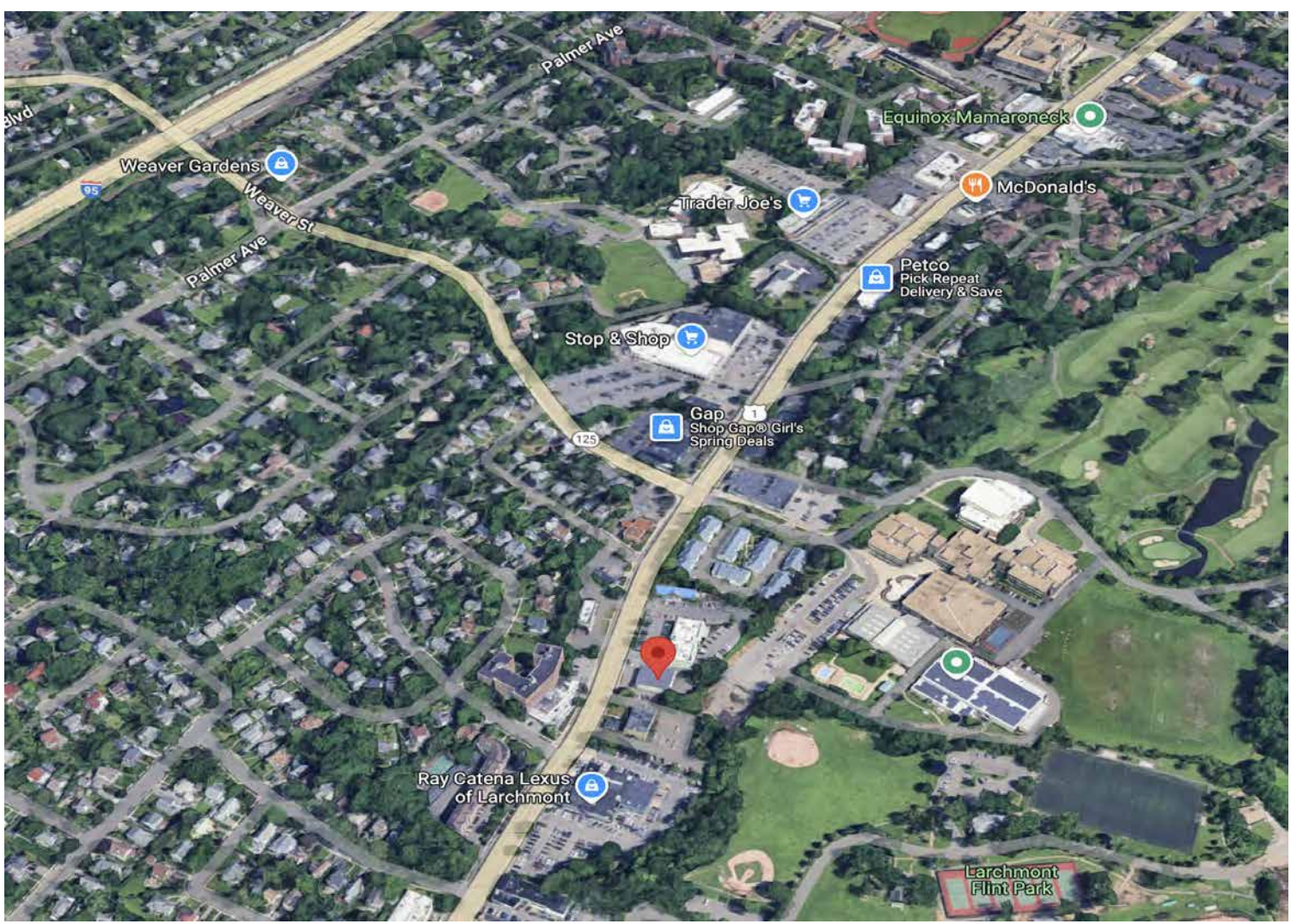
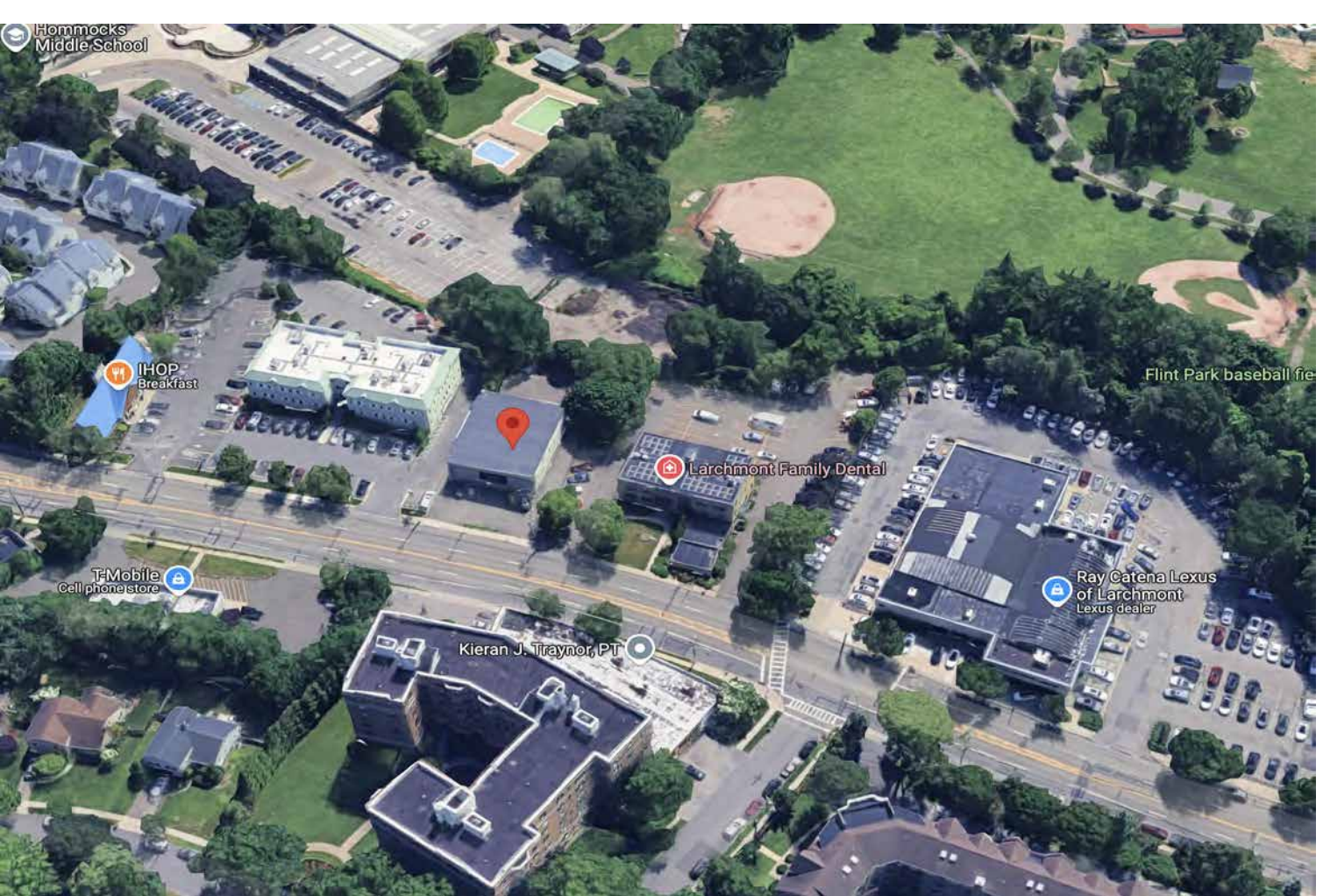
FRANKLIN D. SWANSON **\$ 299.00**



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

SALE PRICE	Call for details
ADDRESS	1395 Boston Post Road, Larchmont, N.Y. 10538
SECTION/BLOCK/LOT:	4.11-224-0.
BUILDING SIZE:	8,620 Square Feet
PROPERTY:	2 story building 1st Floor 4,200SF 2nd Floor 4,200SF
LOWER LEVEL:	220SF Mechanical Space
ZONING:	Business Residential (B-R)
PARKING:	Front and Rear Parking
DELIVERED:	Vacant
TAXES:	\$32,000.00 (2024)
LAND:	.29 Acre
NEIGHBORHOOD:	Ray Catena Lexus, Jeep, Mamaroneck High School, Hammocks Middle School, Hammock Ice Rink, Enterprise, Starbucks, Equinox, McDonald's, Wonder, CVS, Trader Joe's, Stop & Shop, Dunkin', Walgreen s, IHOP, T-Mobile, Larchmont Train Station and many more....



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LARCHMONT, NY

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FOR SALE**

Contact exclusive broker:

BRUCE WENIG

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kw REALTY
GROUP
KELLERWILLIAMS