

25 MOORE AVENUE

MT KISCO, NY



24,193 SF MEDICAL/OFFICE USER/BUYER SALE OPPORTUNITY

PROPERTY INFORMATION

PROPERTY INFORMATION

SECTION / BLOCK / LOT:	80.41 / 3 / 14
APN:	5601-041-000003-000-0014
LOT SIZE:	+/- 25,100 SF
LOT DIMENSIONS:	178'x 140.6'. The property has frontage of +/-178' on the northerly side of Moore Avenue; a westerly sideline of +/-140.6'; +/-69' plus 15' north and +/-136.43' to the east; +/-93.70' to the south, +/-112' to the west and 60.75 +/-feet to the south to Moore Avenue.
ZONING:	(OC) Cottage Office District
FLOOD ZONE:	The property is not situated within a designated flood hazard area

BUILDING INFORMATION

BUILDING ADDRESS:	25 Moore Avenue, Town and Village of Mt. Kisco, Westchester County, New York 10549
BUILDING SF:	24,193 SF
STORIES:	2 over partial basement/covered parking
ELEVATOR:	Yes
HEAT:	2 Gas fired Weil McClean boilers with power flame burners (installed 2017). Gas fired 'AO Smith' water heaters. Perimeter heat/HVAC delivered to offices. Exterior mounted Mitsubishi co mpressors.
RE TAXES ('25):	\$179,692
ASSESSED VALUE ('25):	\$774,400



All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

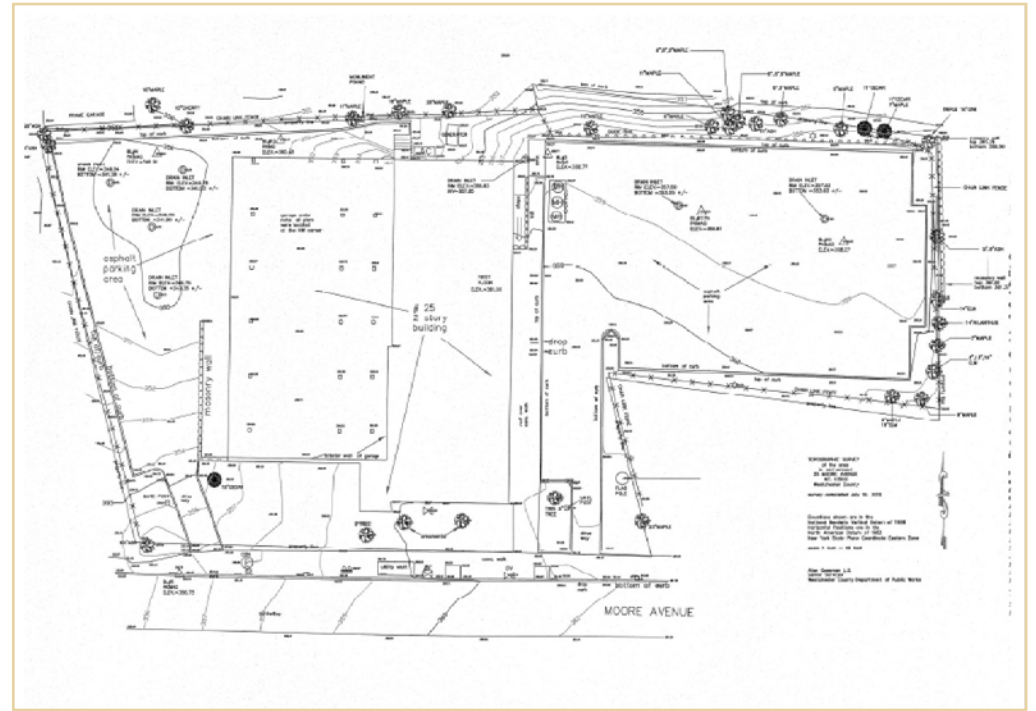
INTERIOR



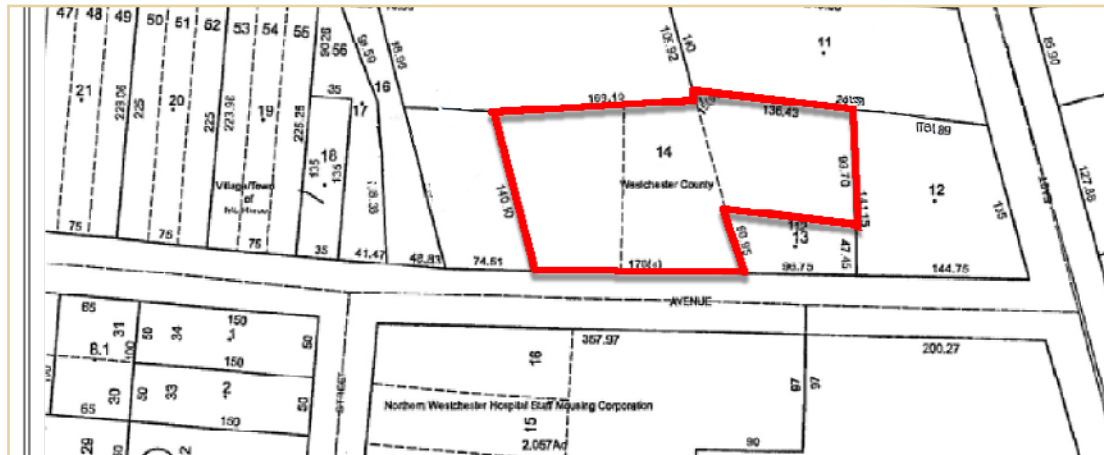
ZONING MAP



SURVEY



TAX MAP



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LOCATION OVERVIEW

Nestled in the heart of Northern Westchester County, Mount Kisco combines small-town charm with a rich historical legacy and modern amenities. Originally a farming community and later a bustling railroad hub, Mount Kisco has evolved into a vibrant village that retains its historic character while offering a high quality of life. Framed by rolling hills and scenic landscapes, the area offers access to outdoor recreation, cultural venues, and a walkable downtown filled with shops, restaurants, and professional services.

Mount Kisco is also known for its excellent public and private schools, attracting families who value top-tier education. With a well-educated population and high household incomes, the community supports a thriving local economy and a strong real estate market. Its central location within Westchester County and direct access to major highways and the Metro-North Railroad make it a desirable home base for professionals commuting to New York City or neighboring business centers.

Located in the village's vibrant Shopping & Entertainment District, 111 East Main Street offers a premier retail or office opportunity in Mount Kisco's most active commercial corridor. The property boasts 100 feet of prominent frontage along Route 117 and includes an exclusive on-site parking lot for 13 vehicles, with additional municipal parking directly across the street. Surrounded by affluent demographics and consistent pedestrian traffic, the building is ideally suited for high-end retail, a boutique office, or an upscale dining concept. A dramatic third-floor loft space further enhances its appeal, offering a distinctive ambiance that's rare in today's market.

DINING



VILLAGE SOCIAL

PARKS



LEONARD PARK

MASS TRANSIT



METRO NORTH TRAIN STATION

CULTURE



DOWNTOWN MT. KISCO

MOUNT KISCO DEMOGRAPHIC SNAPSHOT

Estimated Population (2025)	10,712
Projected Population (2030)	10,453
Average Household Size	3.2
Female / Male Ratio	49.9% / 51.1%
Median Age	41.1
Age 19 Years or Less	2,286 (21.3%)
Age 20 to 64 Years	6,483 (60.5%)
Age 65 Years or Over	1,943 (18.1%)
High School/GED Graduate	17.8%
College Graduate	24.8%
Graduate/Professional Degree	53.1%
Average Household Income	\$148,505
Median Household Income	\$96,695
Per Capita Income	\$59,303
Median Home Value	\$548,977



AREA MAP

Situated Central To A Broad Range Of Medical, Corporate, And Hospitality Neighbors.



TRANSPORTATION



Steps to
0014, 0016
Buses



6 min drive
(1.4 m)



6 min drive
(2.6 m)

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