



For Sale

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# 40 MERRITT ST

## Port Chester, NY

The Property presents the rare opportunity to control a commercial building in the land constrained desirable west side of Port Chester. The property is located in Village of Port Chester, approximately 2.5 miles from the I-287 & I-95 interchange and 5 minutes from downtown Port Chester.

### Key Highlights

- Well maintained building with recent upgrades
- Robust building infrastructure
- Onsite parking
- Air-conditioned office
- Heavy Power
- Sprinklered
- Strong market fundamentals
- Easy access to major highways
- Infill location

## Property Overview

Overview	
<b>Address</b>	<b>40 Merritt Street Port Chester, NY 10573</b>
<b>Section-Block-Lot</b>	<b>141.28-2-22</b>
<b>Building Type</b>	<b>Commercial Flex</b>
<b>Building Size</b>	<b>± 20,454 SF</b>
<b>Lot Size</b>	<b>± 22,259 SF</b>
<b>Paved Area</b>	<b>± 6,300 SF</b>
<b>Year Built</b>	<b>1958</b>
<b>Clear Ceiling Height</b>	<b>12' First Floor; 12' Second Floor</b>
<b>Zoning</b>	<b>C1 Neighborhood District</b>
<b>Loading</b>	<b>Overhead door &amp; Freight elevator</b>



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