



HOULIHAN LAWRENCE
COMMERCIAL

470 Main Street

Armonk, NY

COMMERCIAL CONDO BUILDING FOR SALE

Exclusively Represented By:

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OFFERING MEMORANDUM



COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Sale Price

\$1,200,000

Offering Summary

Property Type: Retail/Office Condominium

Zoning: CB-A-Central Business District

Size: +/- 2,557 SF

Taxes: \$28,148

Common Charges: Approx. \$1,260/mo

Parking: 12 private spots / 2 handicap

Property Overview

Rare opportunity for a one-of-one Victorian style ±2,557 SF commercial condominium building in the heart of downtown Armonk. Commercial condo building Unit 17 offers a unique combination of architectural presence, private parking (12 spots), flexibility, and convenience. Built in 1995 and immaculately renovated in 2021 Excellent condition inside and out.

Boutique mixed-use building, the property is ideally suited for boutique retail, professional office, medical/wellness, financial services, luxury showroom, or other image-conscious businesses seeking a premier presence in a high-income suburban market. The building has an amazing presence for anyone looking for high end boutique building move in ready in downtown Armonk.

The layout offers flexibility for a single owner-user or potential division into multiple retail or office suites , making the asset attractive for both end-users and investors.



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Property Details & Highlights

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Ideal Uses:

- Wealth management
- Boutique retailer
- Architect/interior designer
- Custom home builders
- Boutique Wellness/Aesthetics
- Boutique medical/wellness
- Luxury services
- High-end showroom (furniture, Art, Collectibles)
- Specialty retail

Zoning: Central business, Downtown Armonk

The architecture, signage visibility, curb appeal in Armonk all support a high end boutique users.



- Main level retail/showroom or office space
- Upper level boutique office suite
- Lower level private office/storage suite with separate entrance and direct access to parking

Additional highlights include three bathrooms, multiple entrances, private on-site parking, and flexible tenant/income potential for both owner-users and investors.

470 Main Street building #17 presents a rare combination of architectural character, downtown walkability, parking, and divisibility — qualities seldom available within the Armonk commercial market.



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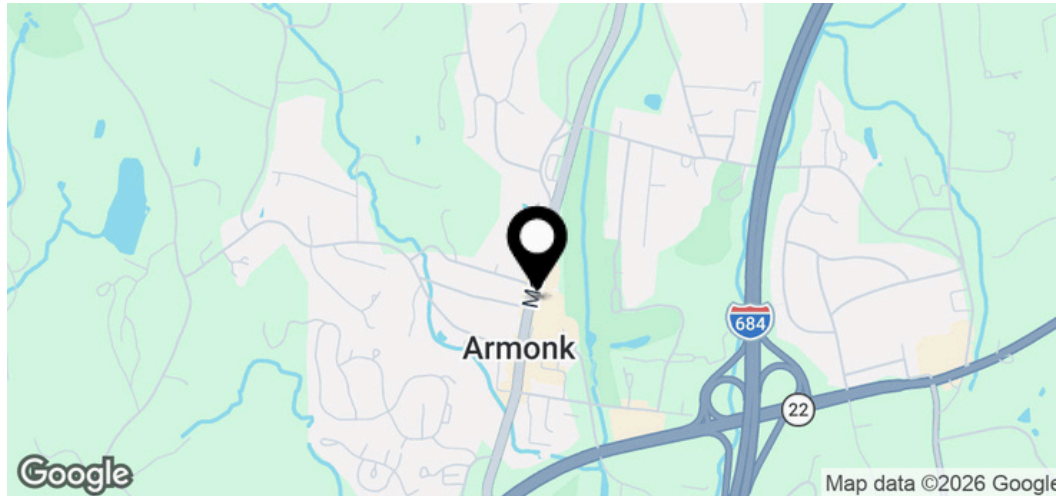
Location Description

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Location Description

Located along Main Street in downtown Armonk, the property benefits from strong local demographics, limited commercial inventory, and proximity to affluent residential communities throughout northern Westchester and southern Fairfield County. Convenient access to I-684, Route 22, and surrounding executive and residential markets further enhances the property's long-term positioning. Zoning is central business permitting retail, boutique office, service oriented use in downtown Armonk.



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Exterior Photos

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Interior Photos

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Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

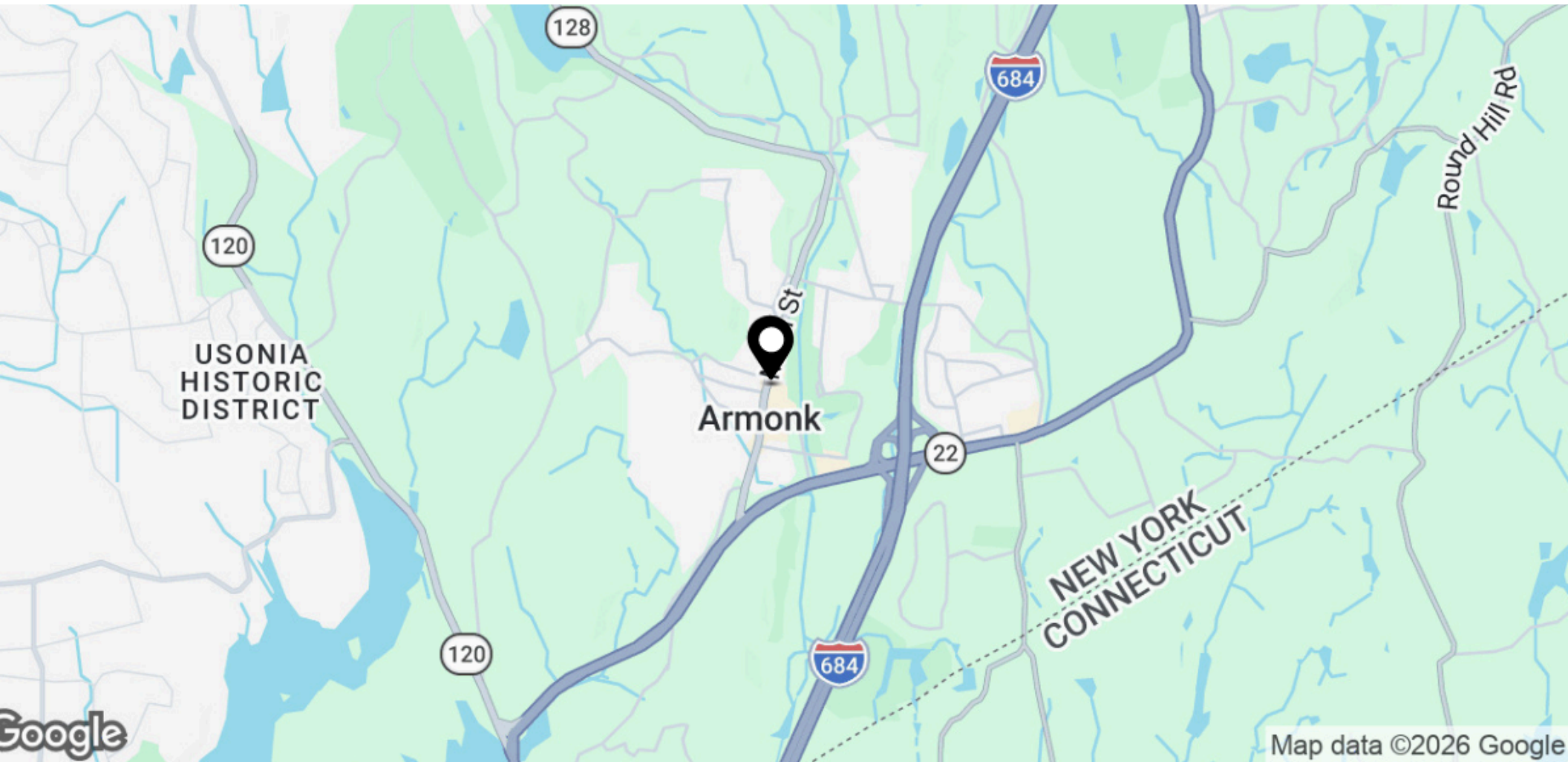


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Map

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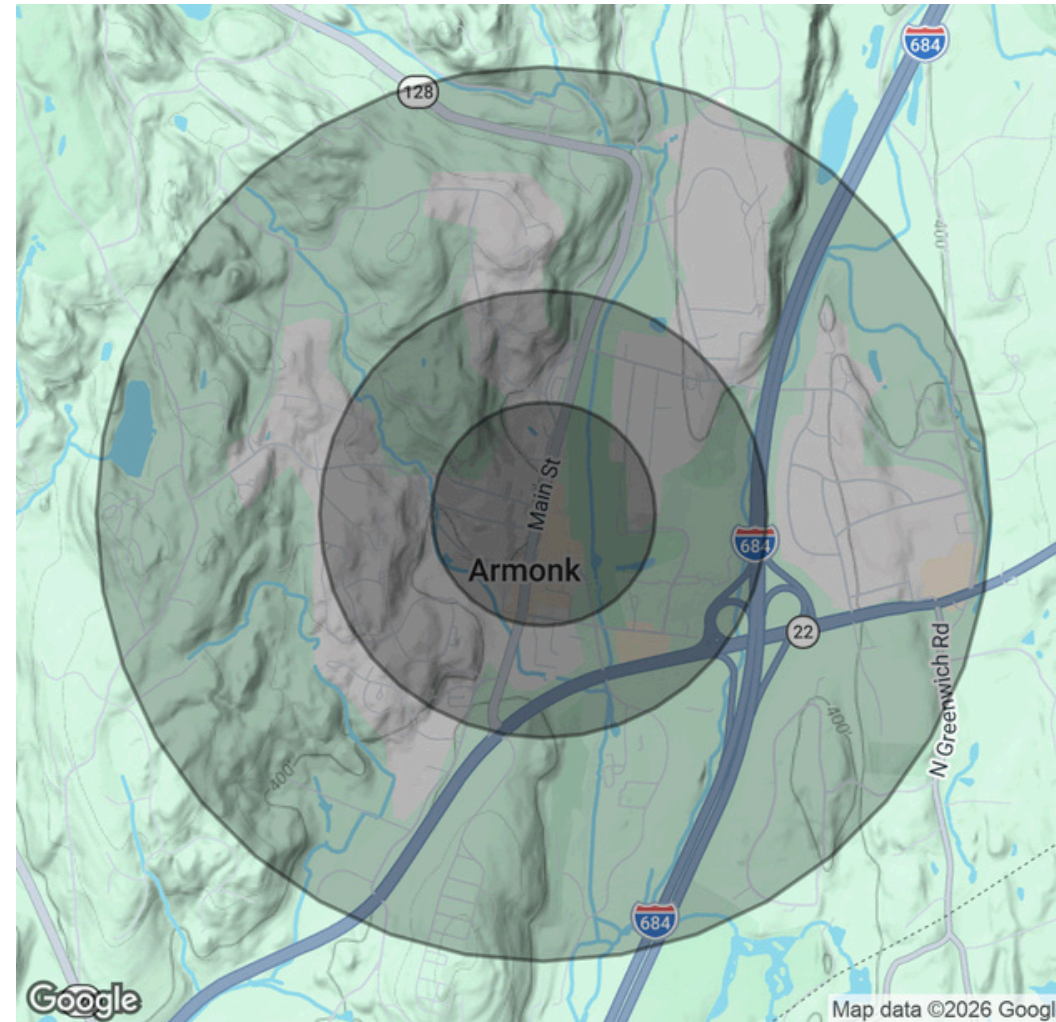
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	176	593	1,946
Average Age	45.7	45.4	44.7
Average Age (Male)	45.9	45.7	45.1
Average Age (Female)	44.9	44.7	44

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	54	185	615
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$319,590	\$317,977	\$326,756
Average House Value	\$945,872	\$944,187	\$978,293

2023 American Community Survey ACS



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