

OFFERING MEMORANDUM

# 2267 Crompond Rd, Cortlandt Manor, NY

3,000 SF RETAIL BUILDING FOR SALE



PRESENTED BY

**JAMES DOORHY**

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HOULIHAN LAWRENCE  
COMMERCIAL



Cortlandt Manor, NY Route 202  
3.35 Acres

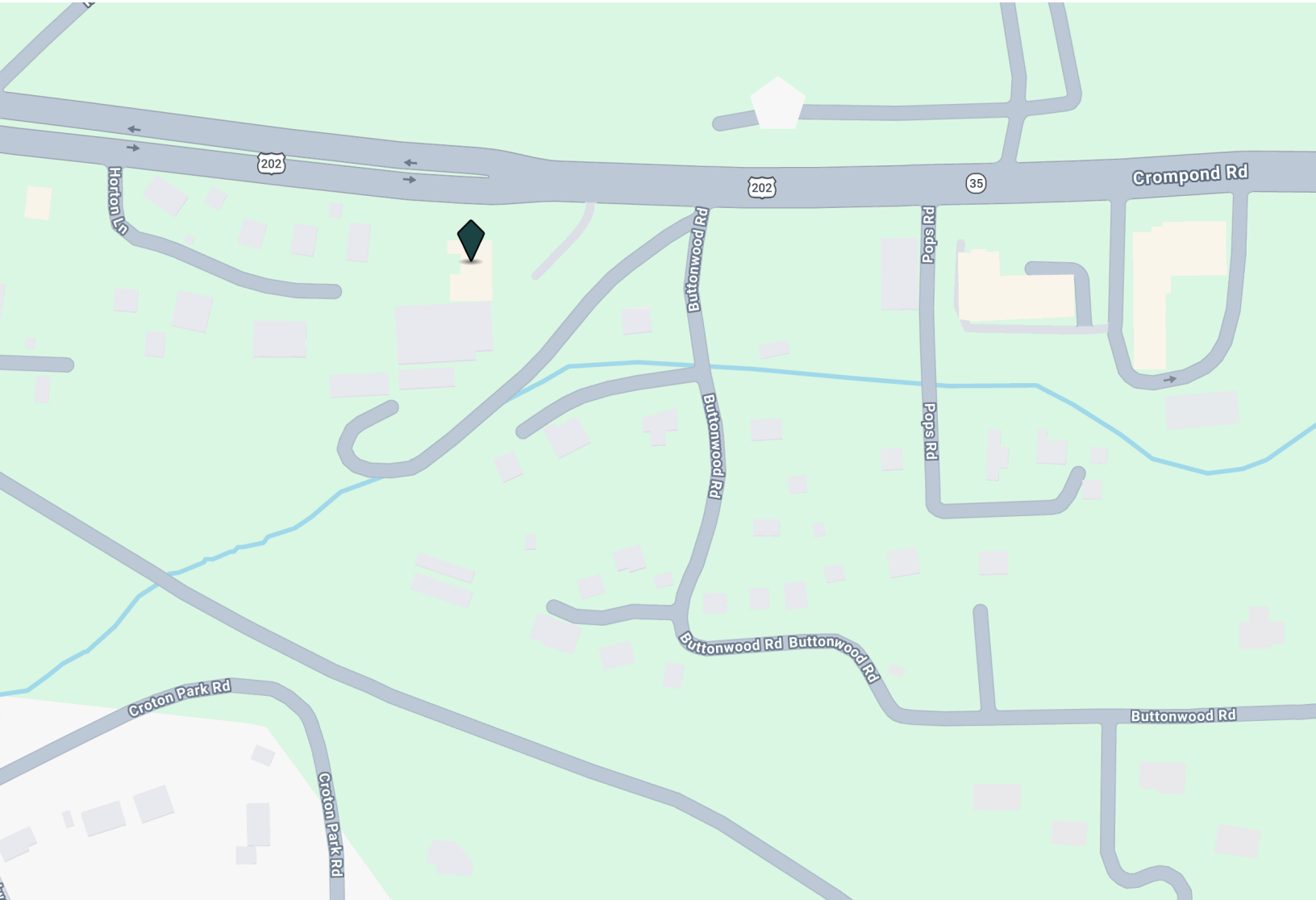
Reinvent the Current Main 3,000 sq ft building has been updated and includes equipment for a deli, restaurant, or any other type of retail. There is also over 25,000 sq ft of greenhouses, EV Charging Stations, this asset can be set up as corporate offices, there are 2 curb cuts that enable access to the over 3 acres so as to utilize the entire property and accommodate multiple projects/tenants.

**OFFERED AT: \$2,775,000**

# OFFERING SUMMARY



HOULIHAN LAWRENCE  
COMMERCIAL



Offering Price:	\$2,775,000
Property Type:	Retail
Total Lot Size:	3.35 Acres
Number of Lots:	1
Zoning:	HC/R-15
Price per AC:	\$27,723.80

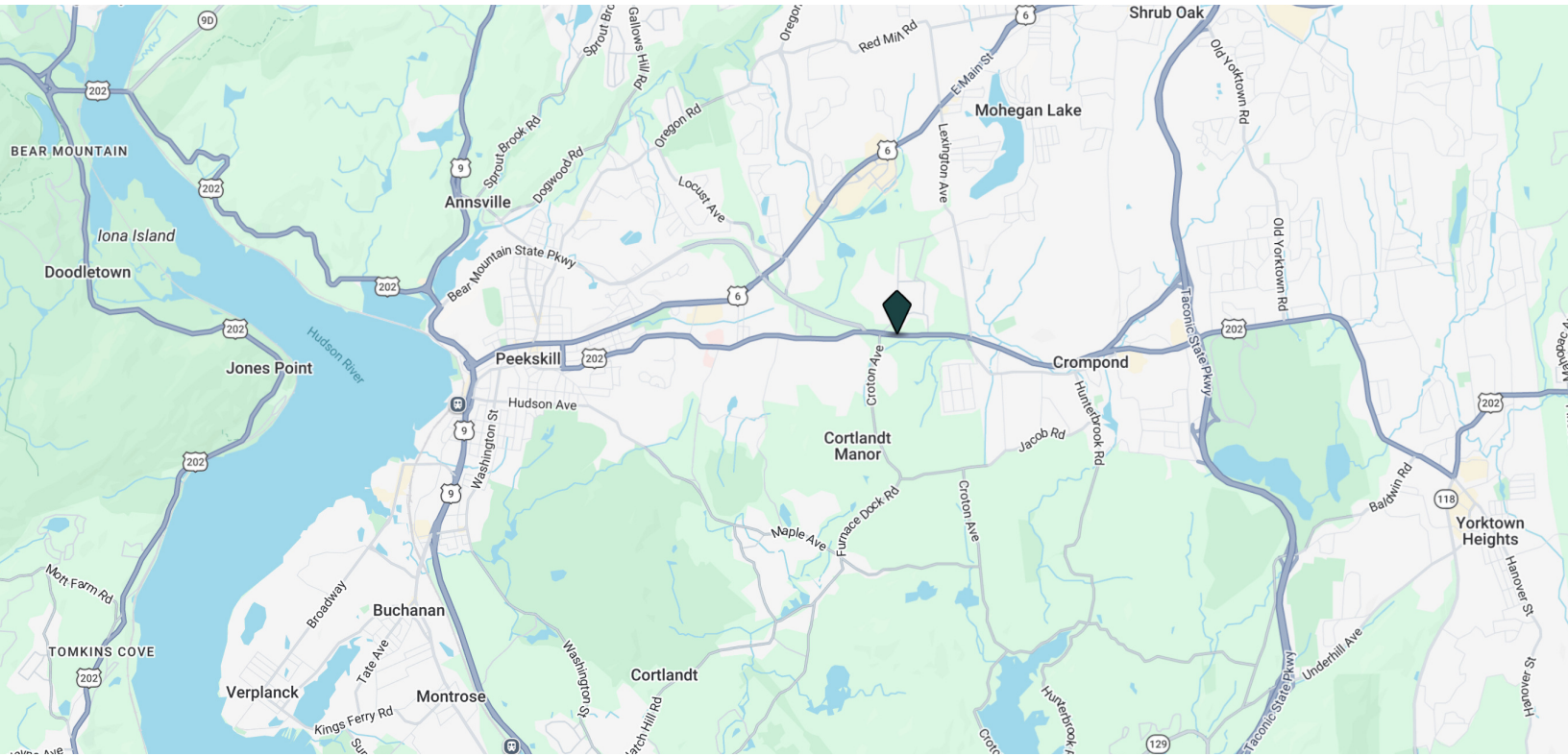
## Amenities:

24 Hour Access ● Signage ● Storage Space ● Car Charging Station














## Transportation



Commuter Rail

Peekskill Station		8 min drive	4.2 mi
Cortlandt Station		15 min drive	7.3 mi
Garrison Station		16 min drive	9.8 mi
Manitou Station		19 min drive	9.9 mi
Mount Kisco Station		23 min drive	13.9 mi



Westchester County		35 min drive	26.3 mi
New York Stewart International		47 min drive	27.4 mi