

BANKRUPTCY SALE



The Jennie Clarkson Campus

1700 Old Orchard Street, West Harrison, Westchester NY 10604

Rare 35.81 Acre Campus With Development Potential



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Ariel Property Advisors presents the Jennie Clarkson Campus at 1700 Old Orchard Street, a premier 35.81 acre campus with development potential in Westchester County's town of North Castle.

The Property:

Spanning 35.81 acres, the subject property is currently a vacant residential treatment facility that contains a mix of 10 buildings totaling approximately 41,470 square feet. The buildings consist of dormitories that previously housed 54 beds, administrative offices, a gymnasium, staff residence and a maintenance building.

R1-A and R2-A zoning provides several development options, including detached single-family homes, convalescent/nursing facilities, educational facilities, day camps and research centers as-of-right.

Surrounded by the scenic Kensico Reservoir and across the street from the Cranberry Lake Preserve, 1700 Old Orchard Street enjoys a great location in a prime residential area and offers an ideal balance of tranquility and accessibility to key regional amenities, including retail centers, nature preserves, Westchester County Airport, and major highways.

Bidding Deadline: 4PM on Wednesday, September 12th, 2025 | Auction Date w/ Qualified Bidders to Follow
Minimum Bid: \$4,250,000 | Subject to Bankruptcy Court Approval | Inquire for Official Bid Procedures

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Premier Westchester Development Opportunity

With limited housing supply, strong regional demographics, and a prime location in one of Westchester's most sought-after communities, 1700 Old Orchard Street presents a compelling opportunity for residential builders, senior living facilities and a variety of owner-users.

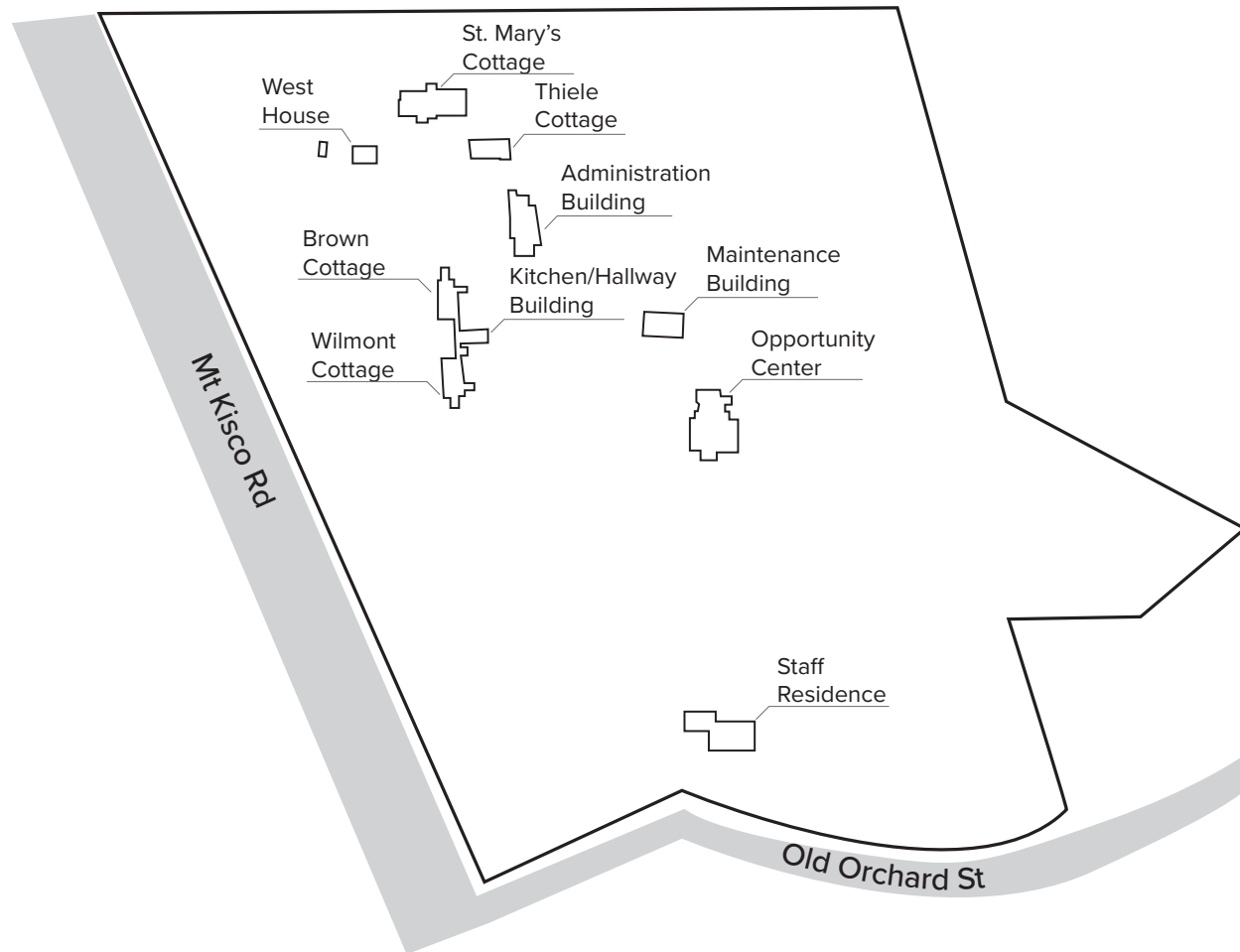
Residential Potential: Seven acres are zoned R1-A: One-Family Residence District, which requires minimum 1-acre lot sizes. The remaining acreage is zoned R2-A: One-Family Residence District, which requires minimum 2-acre lot sizes. A preliminary zoning analysis determined the site could yield approximately 12-16 homes.

Nursing or Convalescent Facility Potential: Current zoning permits the development of convalescent or nursing home facilities that could yield up to 420 beds, as-of-right.

Other permitted uses include:

- **Educational facilities**
- **Religious facilities**
- **Government uses, including parks, playgrounds and municipal buildings**
- **Non-profit membership clubs**
- **Non-profit scientific research centers**
- **Day camps**

Developers can potentially subdivide the property to build a mix of senior living and single family homes, or they can apply for variances that will accommodate higher-density or other uses.



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Property Information

Section / Block / Lot	Section 118.01 Block 1 Lot 2.1	
Lot Area	35.81	Acres
Lot Sq. Ft.	1,599,974	
Zoning	R1-A (1 Acre Min. Lot)~ 7.66 Acres	
	R-2A Zoning (2 Acre Min. Lot)- ~28.14 Acres	
No. of Existing Buildings	10	
Est. Gross Building Area	41,470	sq. ft
Taxable Assessed Value (2025)	\$206,162	
Est. Real Estate Taxes (24/25)	\$295,023	

*All square footage/buildable area calculations are approximate

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Exclusively Represented By
212.544.9500 | arielpa.nyc

Michael A. Tortorici x13
mtortorici@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

James Nestor x30
jnestor@arielpa.com

Erik Moloney x24
emoloney@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Existing Residential Treatment Facility

The Jennie Clarkson Campus has operated as a residential treatment facility for many decades. The existing structures total approximately 41,470 sq. ft. and its dormitories previously contained 54 beds. A breakdown of the existing structures is below:

No.	Building Name	Year Built	Estimated Floor Area
1	Administration Building	1906	5,400
2	Brown Cottage	1906	6,630
3	Wilmont Cottage	1906	6,580
4	Kitchen/Hallway Building	1906	2,532
5	Thiele Cottage	1965	2,134
6	St. Mary's Cottage	1980	5,084
7	West House	1966	1,617
8	Opportunity Center	1968	6,893
9	Staff Residence	1973	2,000
10	Maintenance Building	1973	2,600
Total Flor Area (Est.)			41,470

The offering is an exceptional opportunity for owner-users seeking educational, day camp, non- profit or healthcare oriented properties.



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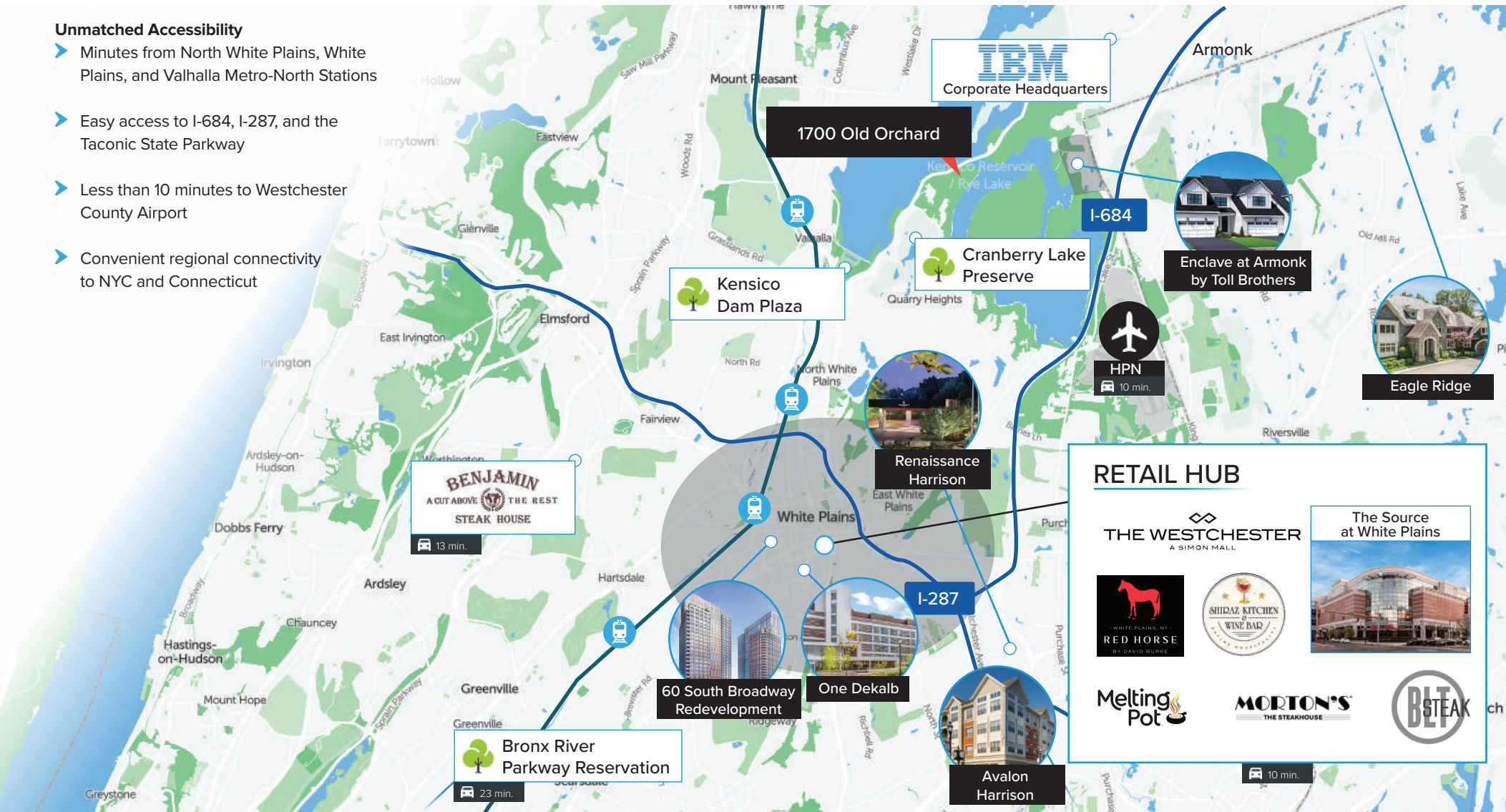
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Unmatched Accessibility

- Minutes from North White Plains, White Plains, and Valhalla Metro-North Stations
- Easy access to I-684, I-287, and the Taconic State Parkway
- Less than 10 minutes to Westchester County Airport
- Convenient regional connectivity to NYC and Connecticut



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Sales Agents at **212.544.9500** | arielpa.nyc

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 9, 2025 6:26 pm