

Dobbs Ferry | New York
83, 89 and 91 Main Street

19,449 SF

PRIME DOWNTOWN ASSEMBLAGE FOR SALE.

4 COMMERCIAL UNITS | 10 RESIDENTIAL UNITS | DEDICATED PARKING LOT



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INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

ASKING \$5,700,000
Inquire for full financial statement

PROPERTY INFORMATION

In the heart of Dobbs Ferry's vibrant downtown core—just a **5-minute walk to the Metro-North Hudson Line** and steps from sweeping **Hudson River views**—this rare assemblage of three contiguous properties offers a unique opportunity to invest in the fabric of **Main Street USA**.

Spanning **83, 89, and 91 Main Street**, the portfolio blends commercial storefronts, residential apartments, a dedicated parking lot, and a fully renovated historic barn. Together, these properties create a diversified revenue stream while offering future redevelopment potential in one of Westchester County's most sought-after river towns.

INVESTMENT APPEAL

- **Transit-Oriented Location**– 0.3 miles (5-minute walk) to **Dobbs Ferry Metro-North Station** with direct Hudson Line service to Manhattan in under 40 minutes.
- **Hudson River Lifestyle**– Steps from waterfront parks, the Old Croton Aqueduct Trail, and award-winning dining.
- **Affluent Trade Area**– Median household income of \$144K within 1 mile; \$162K within 3 miles.
- **Diverse Revenue Streams**– Stable long-term tenants, short-term rental potential, commercial leases, and parking income.
- **Value-Add Potential**– Lease workshop space, develop 89 Main Street, or reposition residential units for higher yields.
- **Zoning Flexibility**– DB (Downtown Business District) allows for mixed-use redevelopment, encouraging residential above retail and flexible parking standards.

PROPERTY HIGHLIGHTS

- **Assemblage Size:** ±0.38 acres across three contiguous parcels (83, 89 & 91 Main Street).
- **Total Units:** 4 commercial units & 10 residential apartments.
- **Dedicated Parking:** 89 Main Street parcel serves as exclusive parking for both buildings — a rare downtown asset.
- **Anchor Tenants:** Doubleday's Restaurant & Beer Garden, Loan Depot, Ronan's Barber Shop.
- **Historic Character:** Renovated barn conversion offering unique live/work possibilities.
- **Prime Visibility:** Combined ±128' Main Street frontage in a thriving Hudson River village.
- **Transit Access:** 5-minute walk to Metro-North Hudson Line; direct access to NYC.
- **Affluent Demographics:** High median household income and strong local spending power.



- **Portfolio Diversification:** Multiple asset types in one package — retail, apartments, parking, and specialty space.
- **Value-Add Upside:** Development potential on 89 Main Street, re-leasing at market rates, and additional income from unused spaces.

83 Main Street—Mixed-Use with Renovated Barn

±8,712 SF, three-story mixed-use building with ground-floor anchor tenant: Doubleday's Restaurant & Beer Garden.

6 modern residential apartments: one 1BR unit, two 2BR units, and two 3BR units, each offering strong rental appeal.



Rear beer garden with full bar, stone fireplace, and seating — a proven destination for locals and visitors alike.

Fully renovated historic barn (±900 SF commercial + ±700 SF residential) blending rustic charm with contemporary finishes.

Basement storage and 73' of Main Street frontage.



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91 Main Street—Mixed-Use with High-Visibility Retail

- ±4,792 SF, three-story mixed-use building with **two ground-floor retail tenants: Loan Depot & Ronan's Barber Shop.**
- 4 residential units: three 2BR units and one 1BR with two full baths.
- Renovated interiors, fenced backyard, and potential value-add from a small workshop in the rear that could be leased separately.
- 55' Main Street frontage with excellent visibility and steady pedestrian traffic.





**Fully renovated historic
barn (± 900 SF commercial
+ ± 700 SF residential)
blending rustic charm
with contemporary
finishes.**





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89 Main Street presents a prime opportunity for mixed-use development, offering investors significant potential for value creation and the ability to expand and diversify their investment portfolio.



LOCATION

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HUDSON
RIVER



HASTINGS-ON-HUDSON

83,89
91 Main
Street
Dobbs Ferry | New York



IRVINGTON



MERCY
UNIVERSITY

MASTERS
SCHOOL

ARDSLEY
C.C.



Bryan Lanza

Director of Commercial, Licensed Associate Real Estate Broker

M: 914.262.2598 O: 914.262.2598

blanza@ciregroupcommercial.com



Darren Lee

Licensed Real Estate Salesperson

M: 914.262.2598

dlee@ciregroupcommercial.com

www.CRECIRES.com



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Christie's International Real Estate Group
Commercial Division

1133 Westchester Ave N-228, White Plains, NY 10605

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