



39 Cedar St, Dobbs Ferry, NY 10522

One of a Kind Property for Sale or Lease: Early 20th Century Theater with many Original Features

Historical theater with 5 leased retail stores. Once used for vaudeville performances & movie theater. Currently used as a music store/warehouse and recording studio (designed by John Storyk). There are several private rooms for music lessons. Property could be utilized as it's original intentions or great site for real estate developers/investors. Other possible uses; dinner/movie theater with roof top dining, apartments/condominiums, sports/gym. Close to train station, fine restaurants/bars, busy traffic area, all located in beautiful river town. Previous plans include project consisting of the restoration of the existing theater to it's original use, with a proposed occupancy of 360 patrons. This would allow for the continued use of the 4 store

- **For Sale: \$3,100,000.00**
- **13,000 SqFt.**
- **Lot Size: 0.2305 Acres**
- **360 seat theater**
- **Recording Studio**
- **Parking for 72 Cars Approved by Zoning**
- **Several Private Rooms for Music Lessons**



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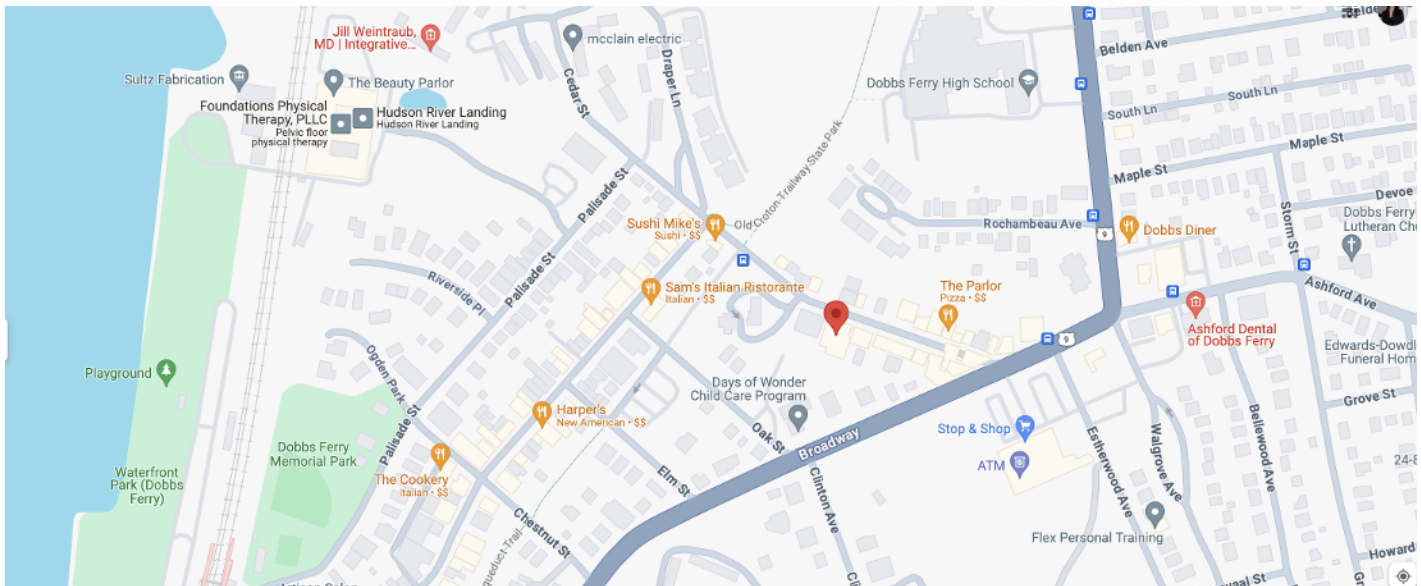
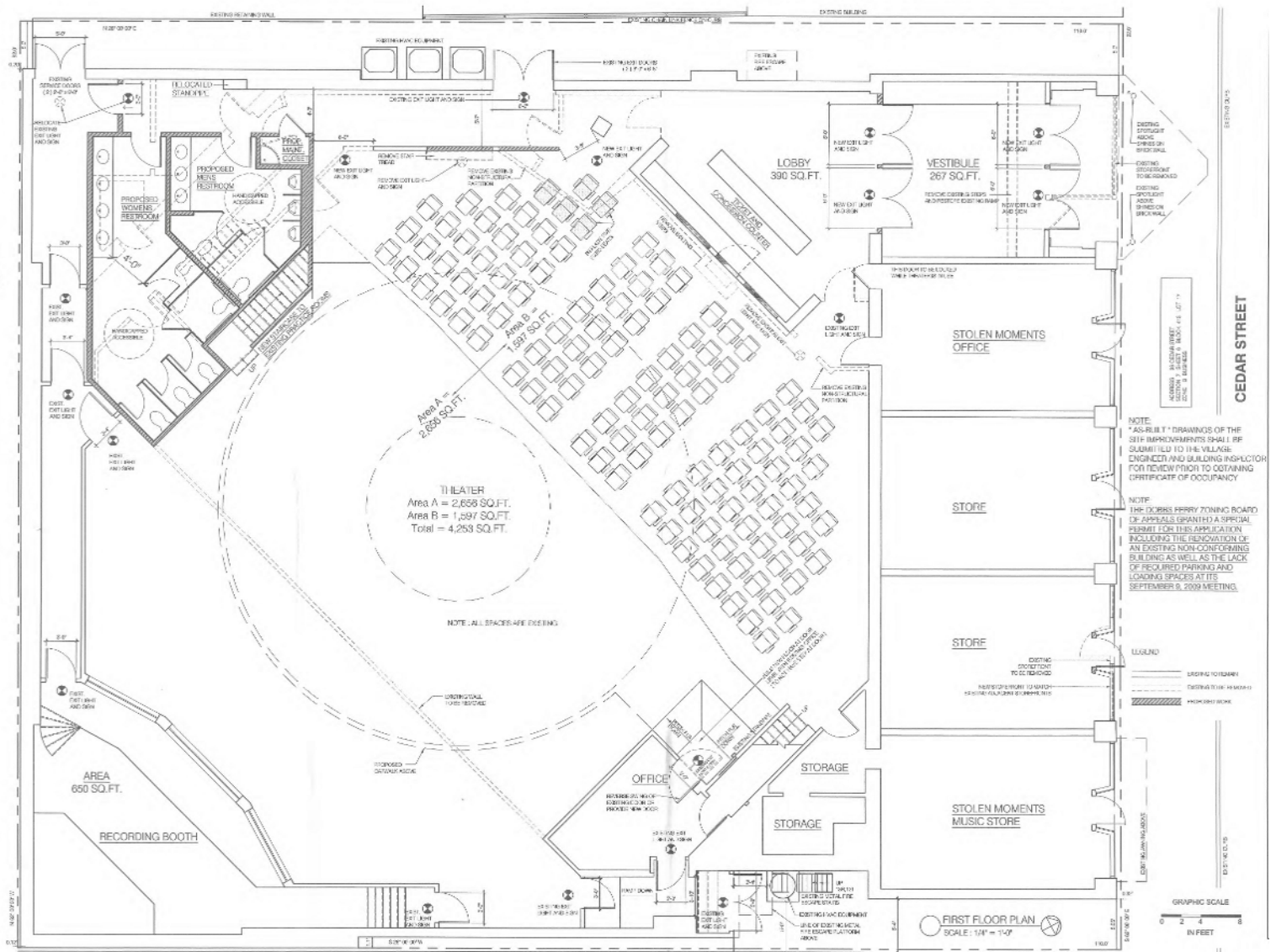
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