99 MAIN STREET

DOBBS FERRY, NY

FULLY ENTITLED MIXED-USE DEVELOPMENT SITE
IN THE HISTORIC HUDSON RIVER TOWN OF DOBBS FERRY

ASKING PRICE: $1,195,000



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COMMERCIAL REAL ESTATE SERVICES

99 MAIN STREET

DOBBS FERRY, NY

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JOHN BARRETT
P: 914.968.8500 ext. 320
D: 914.361.4467
C: 646.678.1153
jbarrett@rmfriedland.com

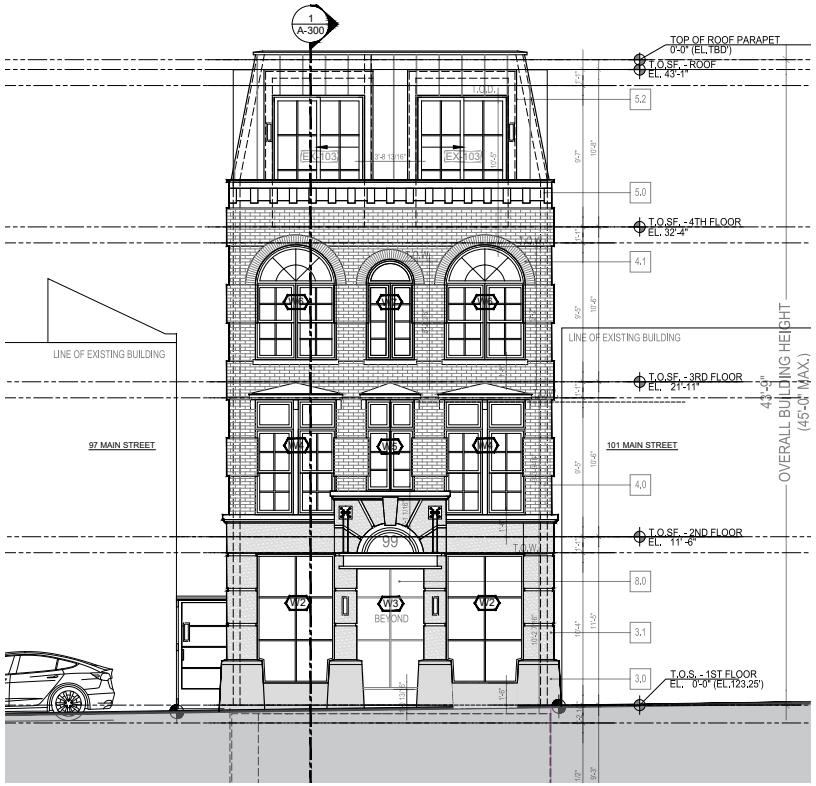
CARMEN BAUMAN
P: 914.968.8500 ext. 316
D: 914.292.1792
C: 914.646.9182
cbauman@rmfriedland.com

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EXECUTIVE SUMMARY

99 MAIN STREET DOBBS FERRY, NY

RM Friedland has been exclusively retained to offer for sale 99 Main Street, located in the core of downtown Dobbs Ferry, one of Westchester County's premier Rivertown communities. The property is located on the east side of Main Street, potentially offering views of the Hudson River & The Palisades from floors on the highest level. The offering presents a unique opportunity to acquire a combination of a landmark adaptive reuse asset and a fully entitled mixed-use development site within a supply-constrained, transit-oriented submarket.



99 Main Street is a shovel-ready, fully approved mixed-use development opportunity. Approved plans call for a ±6,600 SF building comprised of four residential units, two ground-floor commercial spaces, and two on-site parking spaces. With entitlements secured, the project is positioned to proceed directly to permitting and construction, significantly reducing development timeline and entitlement risk. A detailed breakdown of permitting status and projected construction costs is provided herein.

PRICE REDUCED TO $1,195,000

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II. PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

99 MAIN STREET DOBBS FERRY, NY

PROPERTY INFORMATION

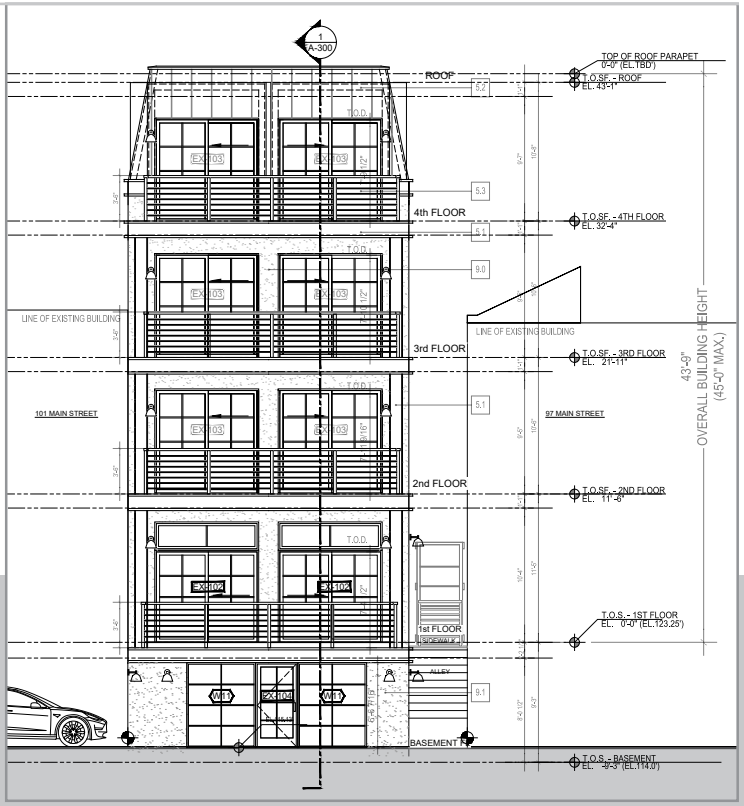
ADDRESS:	99 Main Street Dobbs Ferry, NY 10522
S/B/L:	552603 3.80-40-9
LOT SIZE:	2,614 SF
LOT ACREAGE:	0.06
LOT DIMENSIONS:	26’ x 113 x 25 x 113’
ZONING:	DB (Downtown Business)

BUILDING INFORMATION

BUILDABLE SF:	≈6,600 SF
YEAR BUILT:	1950
EXISTING STORIES:	1
POTENTIAL STORIES	4

TAXES

VILLAGE TAXES (‘25):	$4,542
SCHOOL TAXES(‘25):	$13,605
COUNTY/TOWN TAXES(‘25):	$2,442
TOTAL RE TAXES (‘25):	**$20,589**
2025/26 ASSESSMENT:	**$681,900**





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OCCUPANCY AND USE

99 MAIN STREET DOBBS FERRY, NY

OCCUPANCY AND USE

	Required/Allowed	Existing	Proposed	Compliant
Current Use	Commercial/Residential	Offices		Yes
Existing: Current Property is 1 Story on Main Street and Basement level (2 Stories at rear) - Commercial Use				
Proposed: Adding three floors of residential above existing first floor level (4 apartments)				
Basement Floor Area	Commercial/Residential	1,837 SF	1,837.0 SF - Offices	Yes
First Floor Area	Commercial/Residential	1,321 SF	1,209.3 SF -Offices/Residential Entry	Yes
Second Floor Area	Commercial/Residential	Does Not Exist	1,380.0 SF - Residential - 2 Apts	Yes
Third Floor Area	Commercial/Residential	Does Not Exist	1,206.4 SF - Residential - 1 Apt	Yes
Fourth Floor Area	Commercial/Residential	Does Not Exist	755.2 SF - Residential - 1 Apt	Yes
Total		3,158.0 SF	6,596.0 SF	Yes
Gross Floor Area		3,158.0 SF	6,596.0 SF	
Total		3,158.0 SF	6,596.0 SF	Yes

Permit Fee:	**$9,500.00**
PILOP Fee (3 cars):	**$1 5,000.00**
Recreation Fee (4 new dwelling units):	**$32,000.00**
Application Number:	**A2024-0047**
Application Date:	**February 13, 2024**



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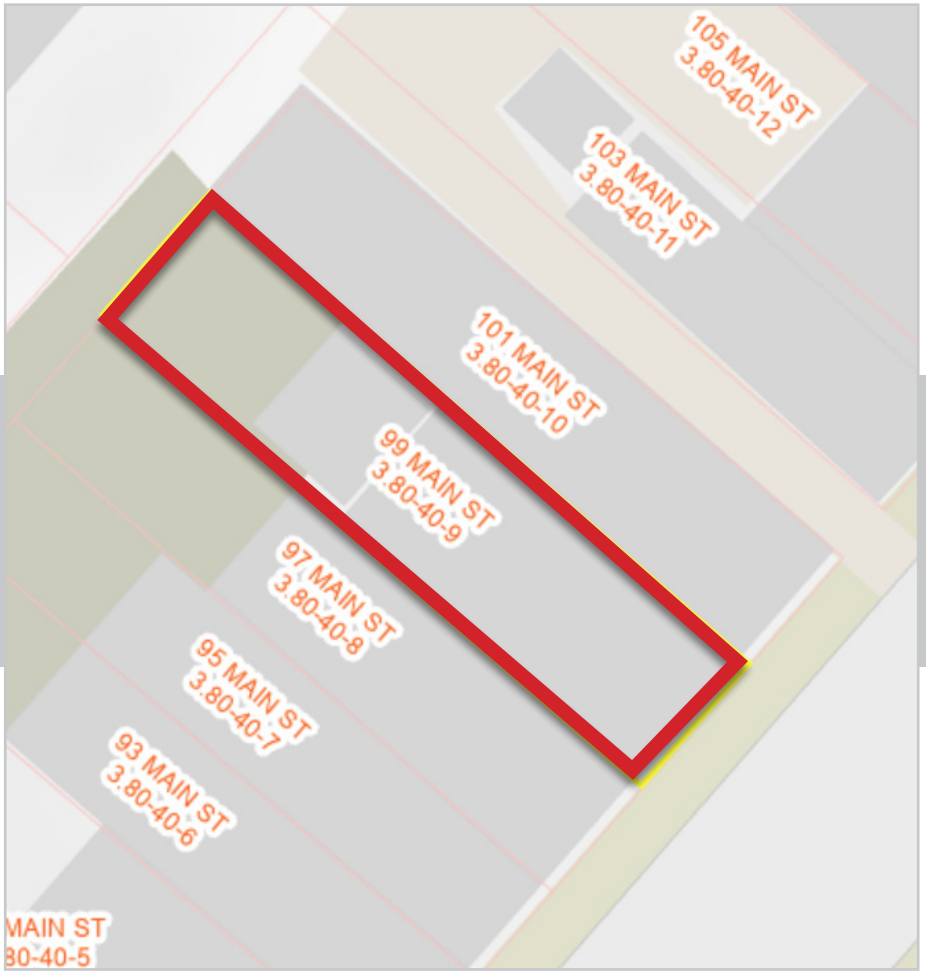
ZONING MAP

99 MAIN STREET



TAX MAP

99 MAIN STREET



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III. LOCATION OVERVIEW

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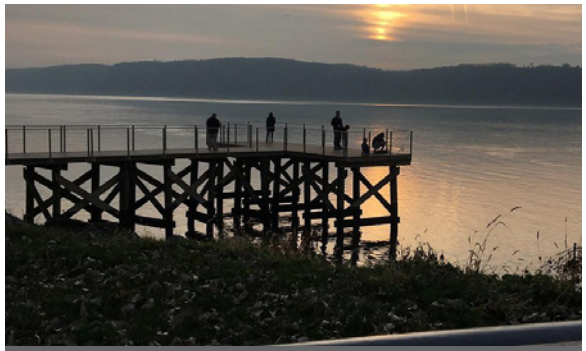
DOBBS FERRY

ONE OF WESTCHESTER COUNTY'S MOST COVETED COMMUNITIES

A charming Hudson River village where exceptional quality of life meets a remarkably affluent, educated, and accomplished resident base. With a median household income of $167,927, more than double the national median and nearly 42% above Westchester County's average, Dobbs Ferry demonstrates a concentration of purchasing power that is rare even by suburban New York standards. Over 56% of all households earn in excess of $150,000 annually, making high earners the dominant income bracket in the village. Home values reflect this desirability, with a median estimated value exceeding $1M and a median list price of $1.38M.

Adding further distinction to the community, Mercy University's flagship 66-acre campus anchors Dobbs Ferry with an institutional presence that enriches the village well beyond academia. Home to more than 8,500 undergraduate and graduate students, the university brings a steady, diverse population that supports local businesses, restaurants, and services year-round. Mercy has invested heavily in its Dobbs Ferry home, including a $32M residence hall and ongoing campus improvements, providing a recurring source of foot traffic, community engagement, and cultural vitality that few suburban locations can match.

PARKS



WATERFRONT PARK

DINING



HALF MOON

TRANSIT



METRO NORTH TRAIN STATION

HIGHER ED



MERCY UNIVERSITY

HEALTH



ST. JOHNS HOSPITAL

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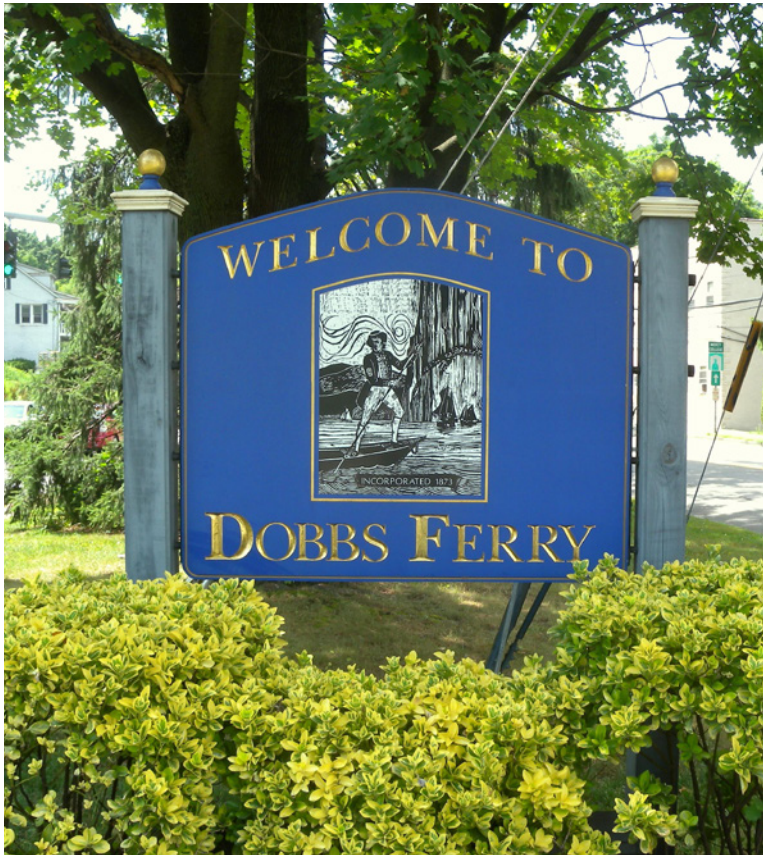
THE COMMUNITY

NOT JUST ANY RIVER TOWN

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The community's residents are among the most highly educated in the region. A remarkable 40% hold graduate or professional degrees, nearly 3X the national rate, and well ahead of Westchester County's impressive 26.5%.





The top occupational categories include health care and social assistance, education, and professional/scientific/technical fields. Nearly 35% of residents, fall in the 35-to-54 age bracket, and the village is home to a strong base of married households, many with children, signaling long-term stability and consistent local community engagement.

Beyond its demographics, Dobbs Ferry scores above average on the AARP Livability Index, and offers manageable commute times, with over half of residents reaching work in 30 minutes or less.

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AREA MAP

DOBBS FERRY, NY

TRANSPORTATION

Steps to 1,6,66 Buses

Dobbs Ferry MTA
6 min walk:
0.4 miles

1 min Drive
0.1m

7 min Drive
1.6m

9 min Drive
2.4m

12 min Drive
3.8m



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IV. MARKET OVERVIEW

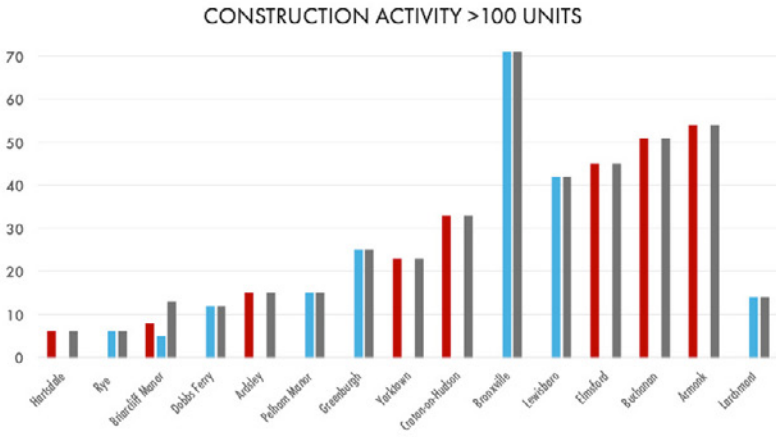
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STRONG DEVELOPMENT IN WESTCHESTER

MAJOR DEVELOPMENTS ENHANCE THE LONG-TERM ECONOMIC OUTLOOK

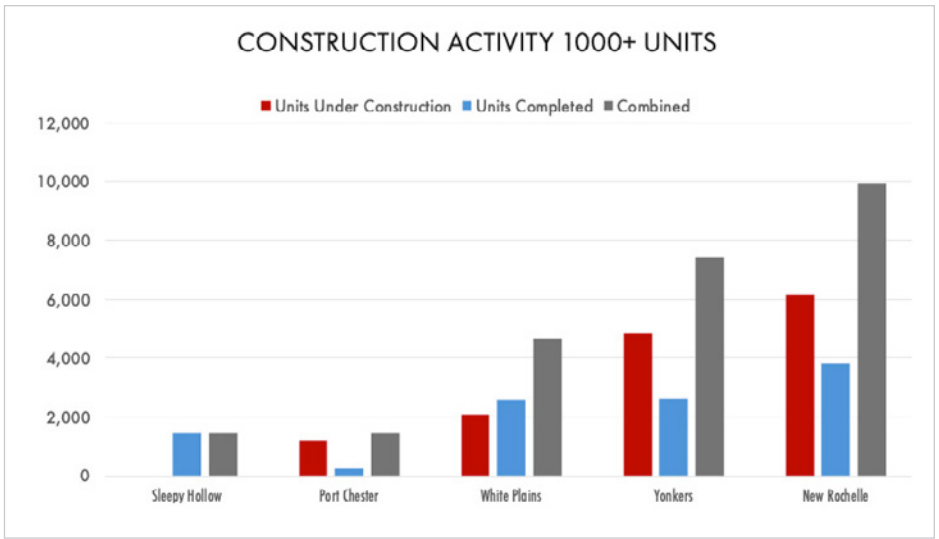


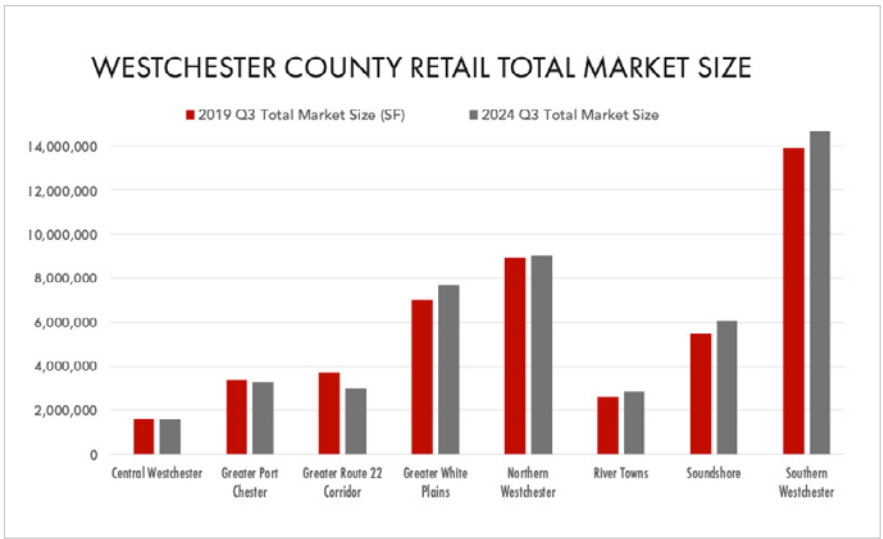
Armonk
Prime Example of Premium Housing Development

THE BYRAM
ARMONK

Armonk Close
LUXURY LIVING

The Summit Club
at ARMONK





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MAJOR EMPLOYERS

LOCATED IN WESTCHESTER COUNTY

PEPSICO

Swiss Re

Morgan Stanley

mastercard

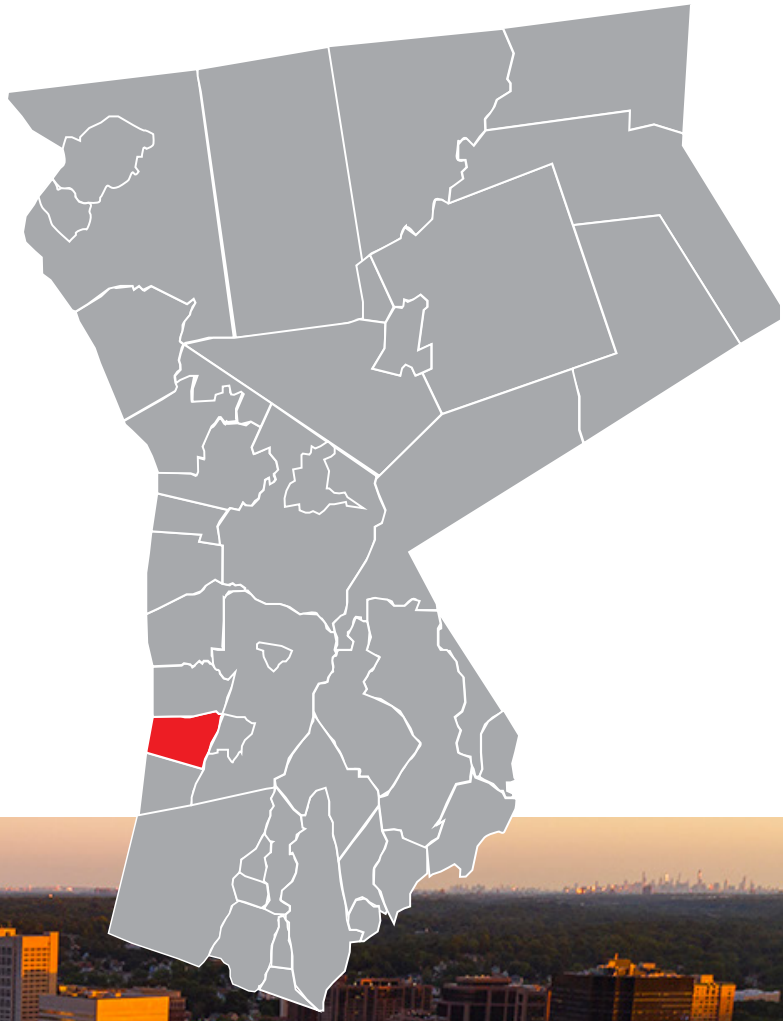
conEdison

Heineken

DANONE

IBM

REGENERON



HIGH INCOME DEMOGRAPHICS

OVER DOUBLE THE AVG. NY STATE HH INCOME



WESTCHESTER COUNTY

POPULATION	# OF HOUSEHOLDS	AVG. HH INCOME
1.01M	380,000	$211,807

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DEMOGRAPHIC SNAPSHOT

DOBBS FERRY, NY

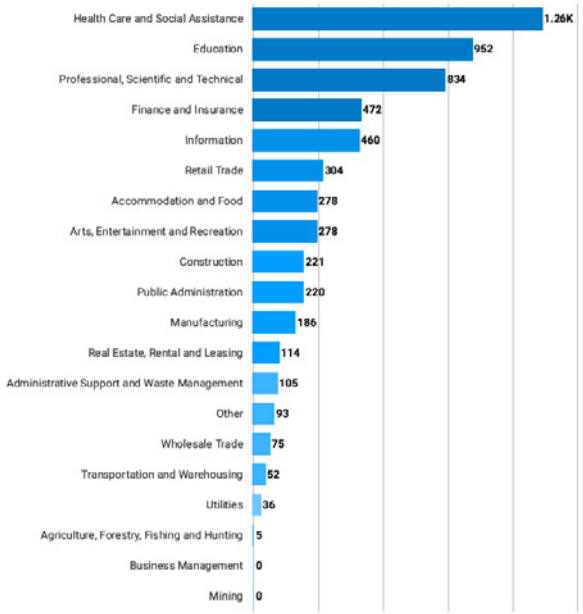
POPULATION

Estimated Population (2025)	**11,407**
Projected Population (2030)	**11,125**
Census Population (2020)	**11,541**
Census Population (2010)	**10,788**
Estimated Population Density (2025)	**3,595**
Trade Area Size	**3.2**

HOUSEHOLDS

Estimated Households (2025)	**4,326**
Projected Households (2030)	**4,228**
Census Households (2020)	**4,277**
Census Households (2022)	**3,872**
Historical Annual Change (2010-2025)	**+0.8%**
Estimated Avg Household Income (2025)	**$236,609**
Projected Avg Household Income (2030)	**$236,049**
Census Avg Household Income (2010)	**$128,346**
Census Avg Household Income (2000)	**96,169**
Historical Annual Change (2000-2025)	**5.8%**

EMPLOYMENT BY INDUSTRY



MEDIAN AGE **42**

Age 19 Years or Less	**2,715 (23.8%)**
Age 20 to 64 Years	**6,362 (55.8%)**
Age 65 Years or Over	**2,330 (20.4%)**



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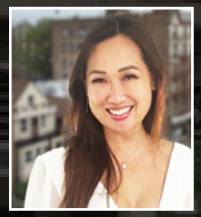
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CONTACT EXCLUSIVE LISTING AGENTS:



JOHN BARRETT
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