



145 South Main Street

Port Chester, NY 10573

Exclusively Represented By:

Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com



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SALE PROPOSAL

Executive Summary

FOR SALE



Sale Price	\$6,000,000
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Property Overview

This meticulously kept commercial property is well suited for owner-users seeking to establish a flagship location in a growing market. Its flexible layout, high ceilings, and drive-in access make it adaptable to a wide range of uses.

Property Highlights

- Multiple commercial bays and configurable interior layouts
- Heavy electrical capacity, updated mechanicals, and modernized infrastructure
- Spacious second floor with elevator access and 15-foot ceilings
- Ideal for showroom, service business, design studio, light manufacturing, or creative workspace
- Portions of the building are currently leased, offering the opportunity for immediate cash flow alongside significant owner-occupancy potential.

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Property Highlights

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Property Summary

- Current Use: Multi-tenant commercial building with industrial, retail, and flex spaces
- Historical Note: Originally built as a GM-branded automotive dealership in the 1930s
- Condition: Fully renovated, including modern building systems and façade improvements
- Zoning: Commercial / Mixed-Use
- Lot Size: Approx. 0.47 acres
- Building Size: Approx. 21,240 square feet
- Stories: 2-story structure with elevator access
- Ceiling Heights: 15-foot ceilings on the second floor
- Drive-In Access: One 11-foot exterior drive-in door for elevator, and three 13-foot grade-level drive-in doors (two on Slater Street, one on South Main Street)
- Bathrooms: Seven throughout the building
- Parking: Private lot with approximately 30 spaces accessed via Slater Street
- Access: Excellent visibility from South Main Street with convenient access to major arterials
- Property Taxes: Approx. \$70,367 annually
- Availability: Ideal for owner-user; currently includes partial tenancy with flexible space available

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Location Highlights

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145 South Main Street Is Strategically Positioned In The Heart Of Port Chester's Rapidly Revitalizing Downtown District:

- Walkable Downtown Core: Surrounded by restaurants, theaters, retail, and civic amenities
- Transit-Oriented: Minutes to the Metro-North station (direct to NYC), I-95, and I-287
- Growth Zone: Located within a state-designated Downtown Revitalization Initiative (DRI) area
- Proximity to Major Developments: Near several large-scale residential and mixed-use projects adding over 3,000 new units
- High Visibility: Excellent street frontage for signage and branding
- Cross-Access Connectivity: Close to the waterfront, train station, and pedestrian loop system
- This location offers a rare opportunity to secure a high-visibility property in one of Westchester County's most dynamic commercial corridors.



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Strategic Advantages

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Property Type	Multi-tenant Commercial Building
Property Subtype	Street Retail
Building Size	+/- 21,240 SF
Lot Size	+/- 0.47 AC
Zoning	Commercial / Mixed-Use
Stories	2 Story structure with elevator access
Ceiling Heights	15-foot ceilings on second floor
Parking	Private lot with 30 spaces
Taxes	+/- \$70,367



- Ideal for Owner-Users: Significant space available for immediate occupancy, supported by stable partial tenancy
- Revitalization Zone Asset: Positioned to benefit from ongoing public and private investment
- Zoning Flexibility: Supports a wide mix of commercial and adaptive reuse opportunities
- On-Site Parking: A valuable asset in the downtown environment
- Blends Legacy with Utility: Historic design with updated infrastructure

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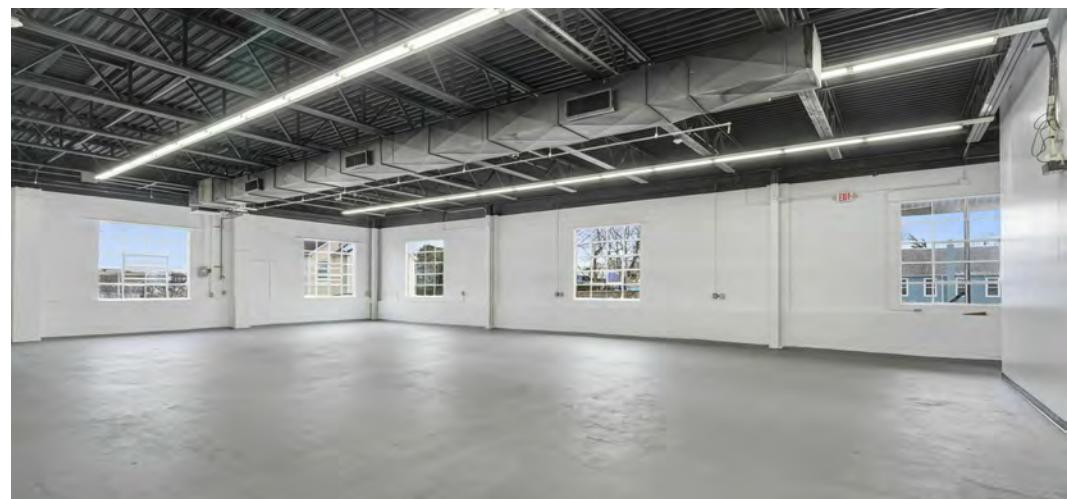
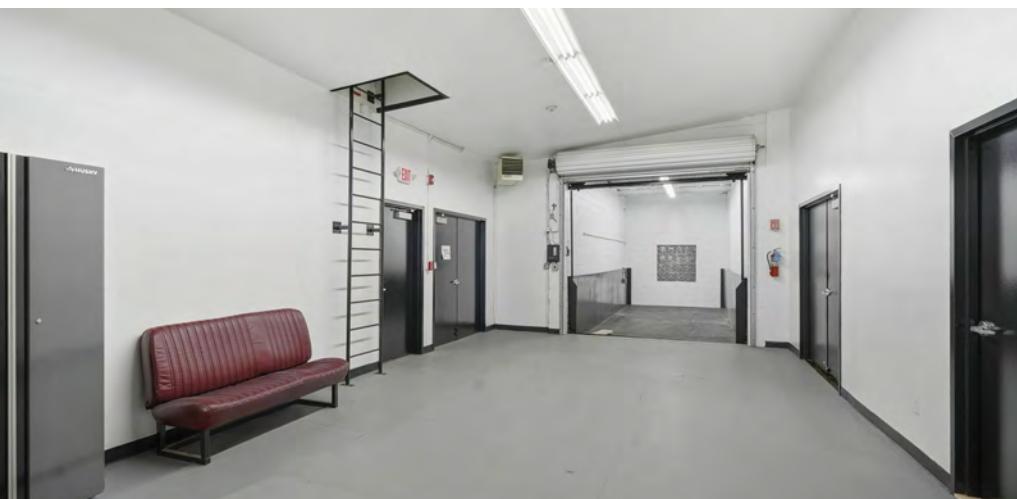
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Interior Photos

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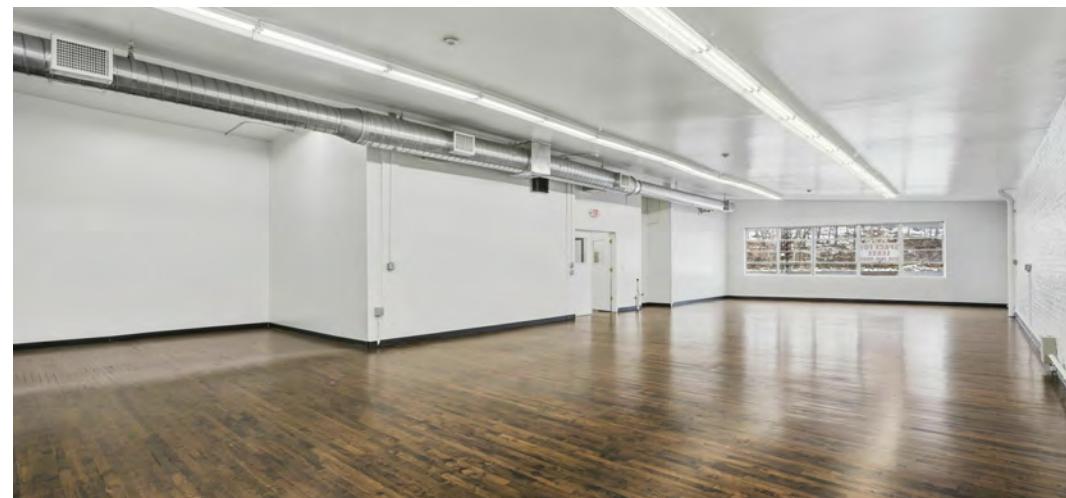
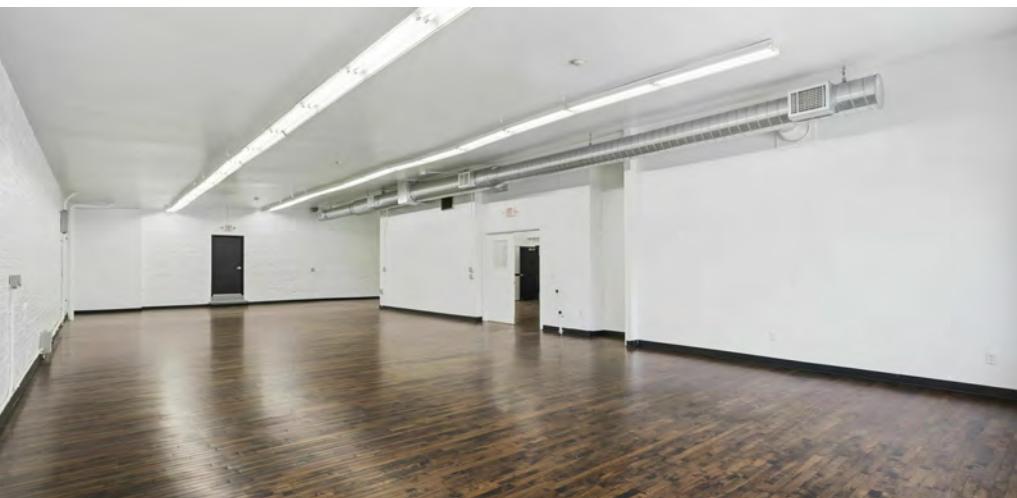
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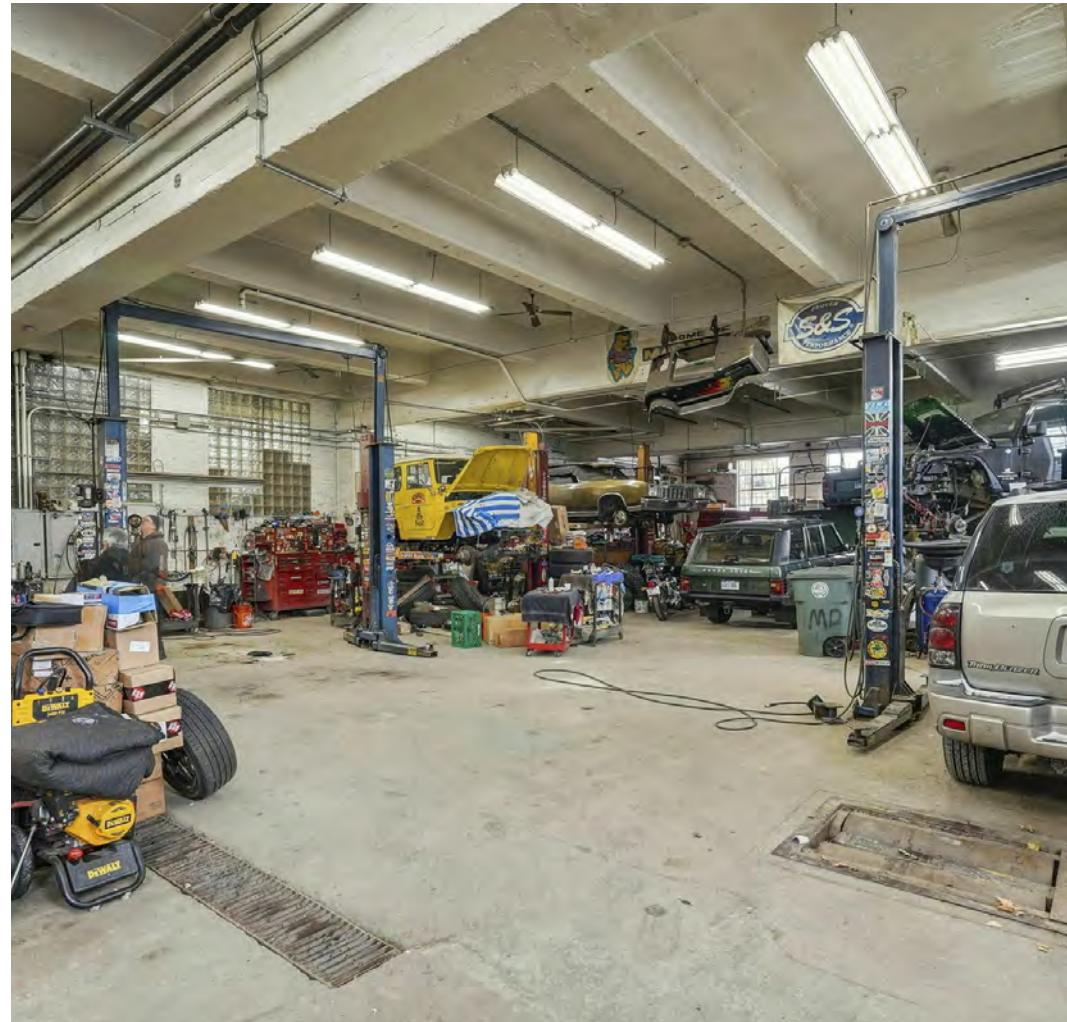
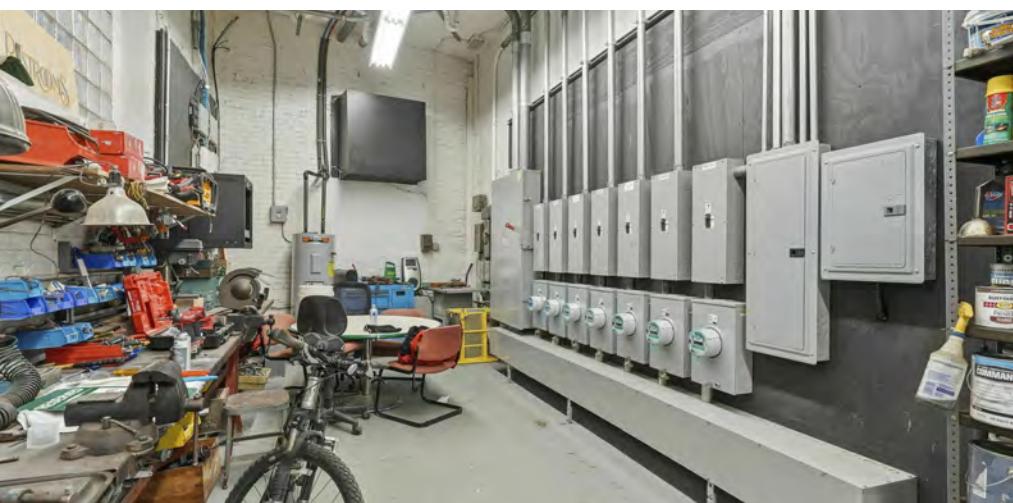
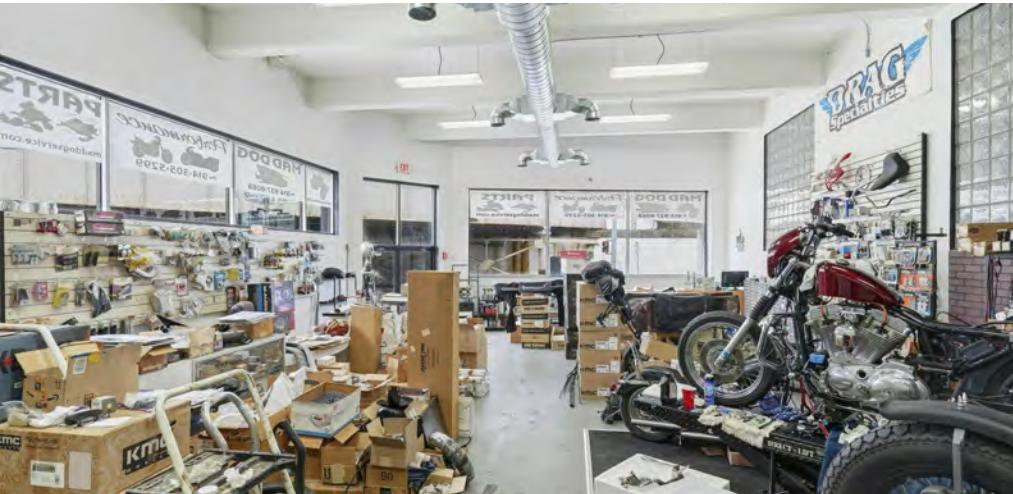
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Aerial Photos

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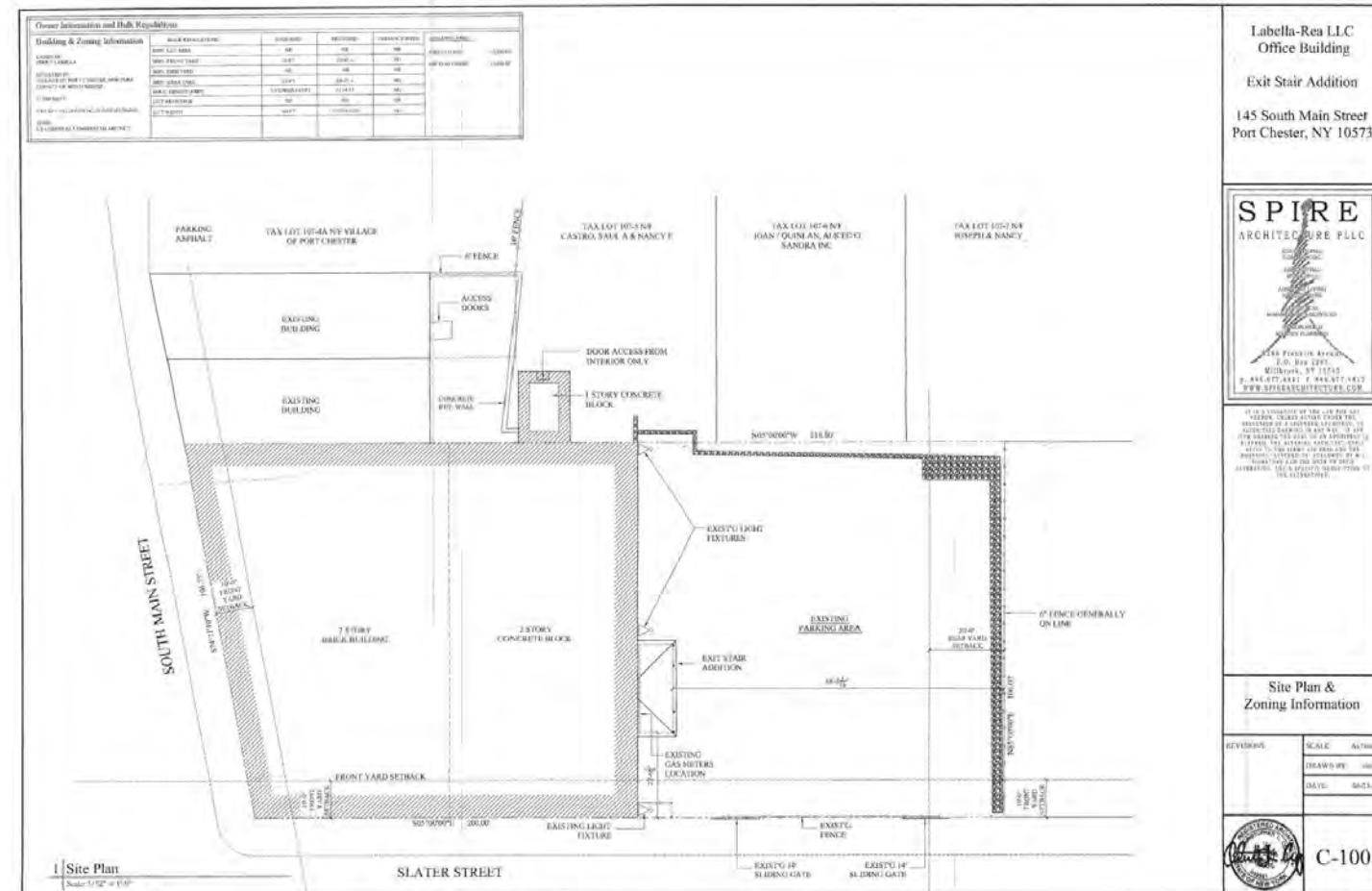
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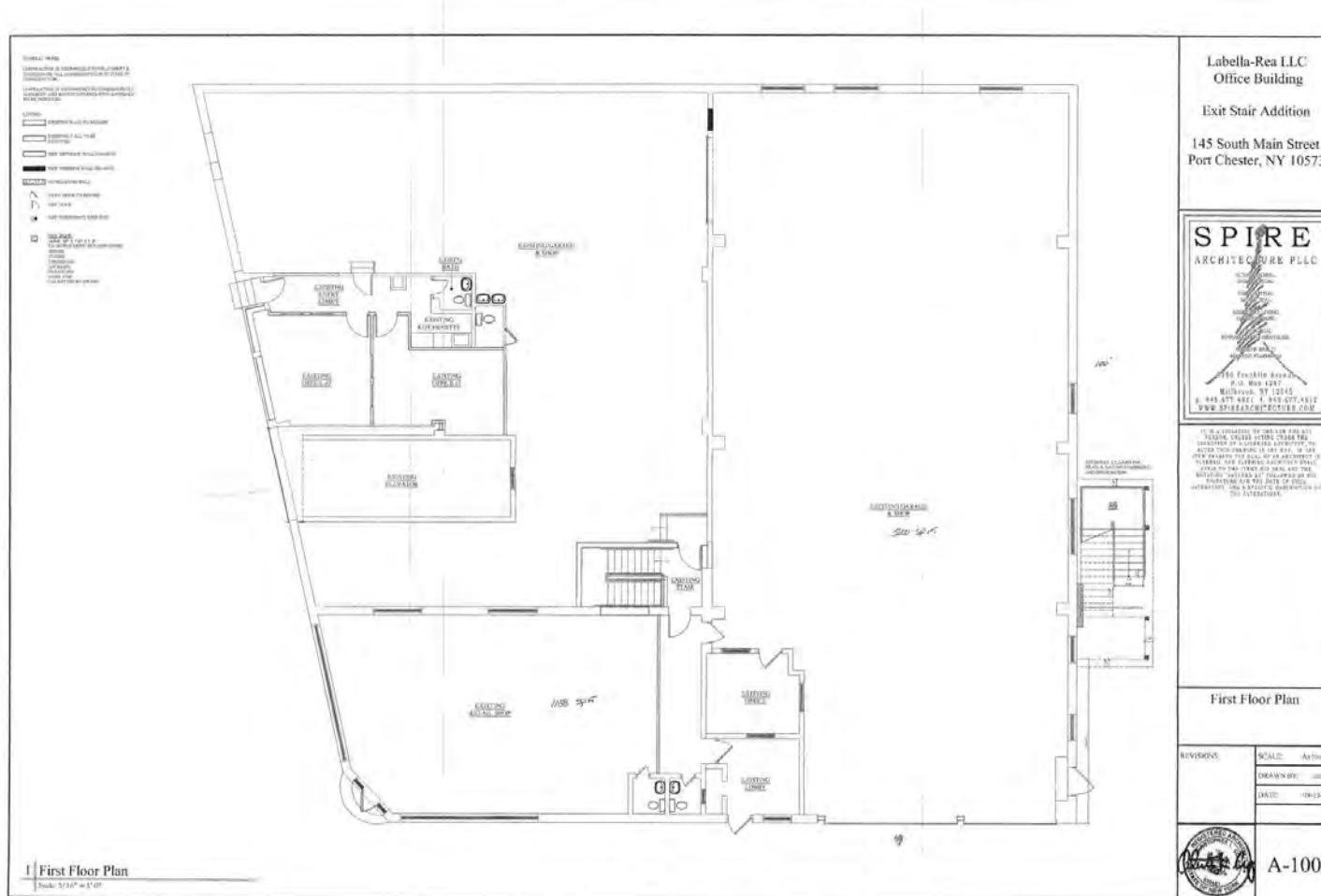
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First Floor Plan

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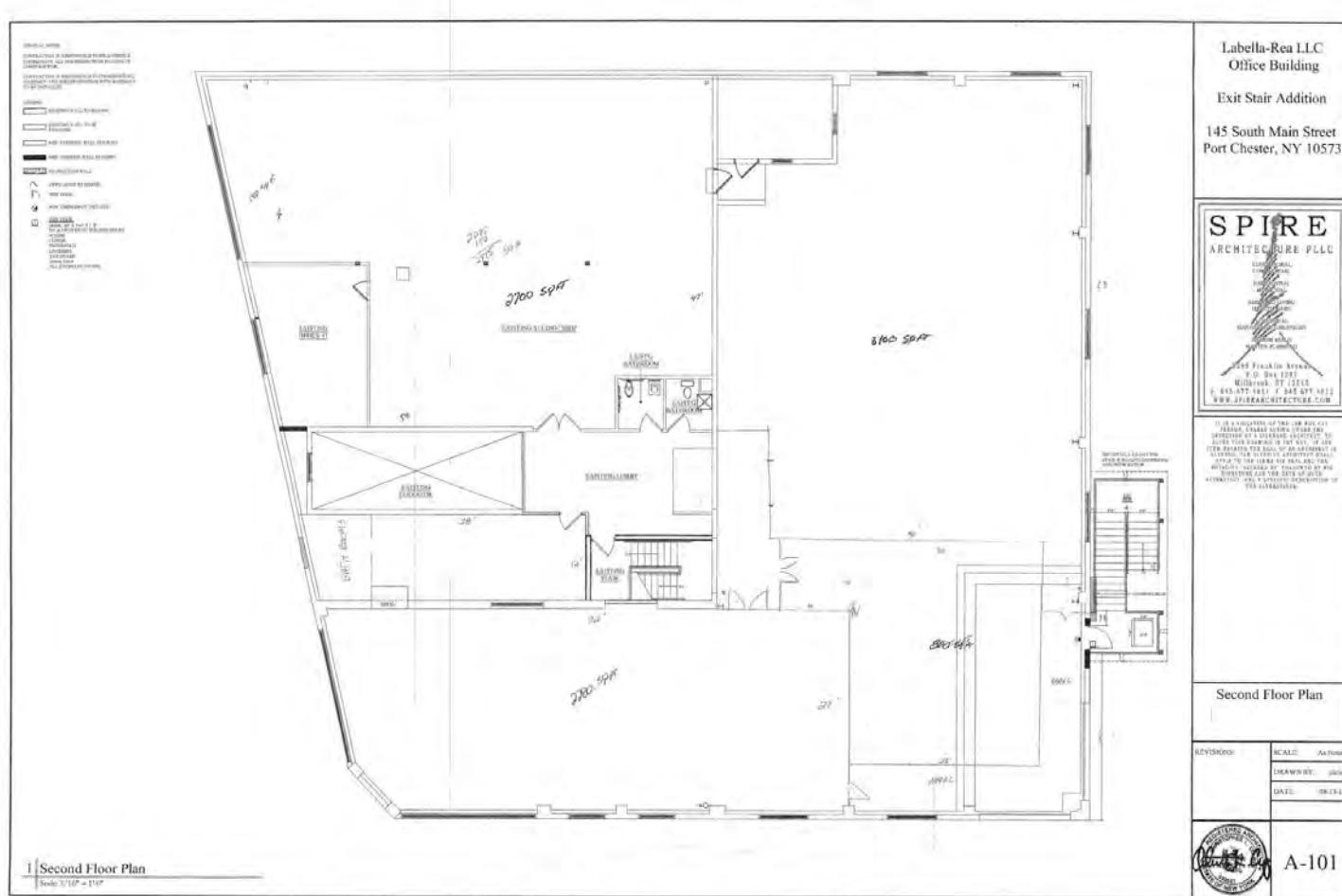


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Second Floor Plan

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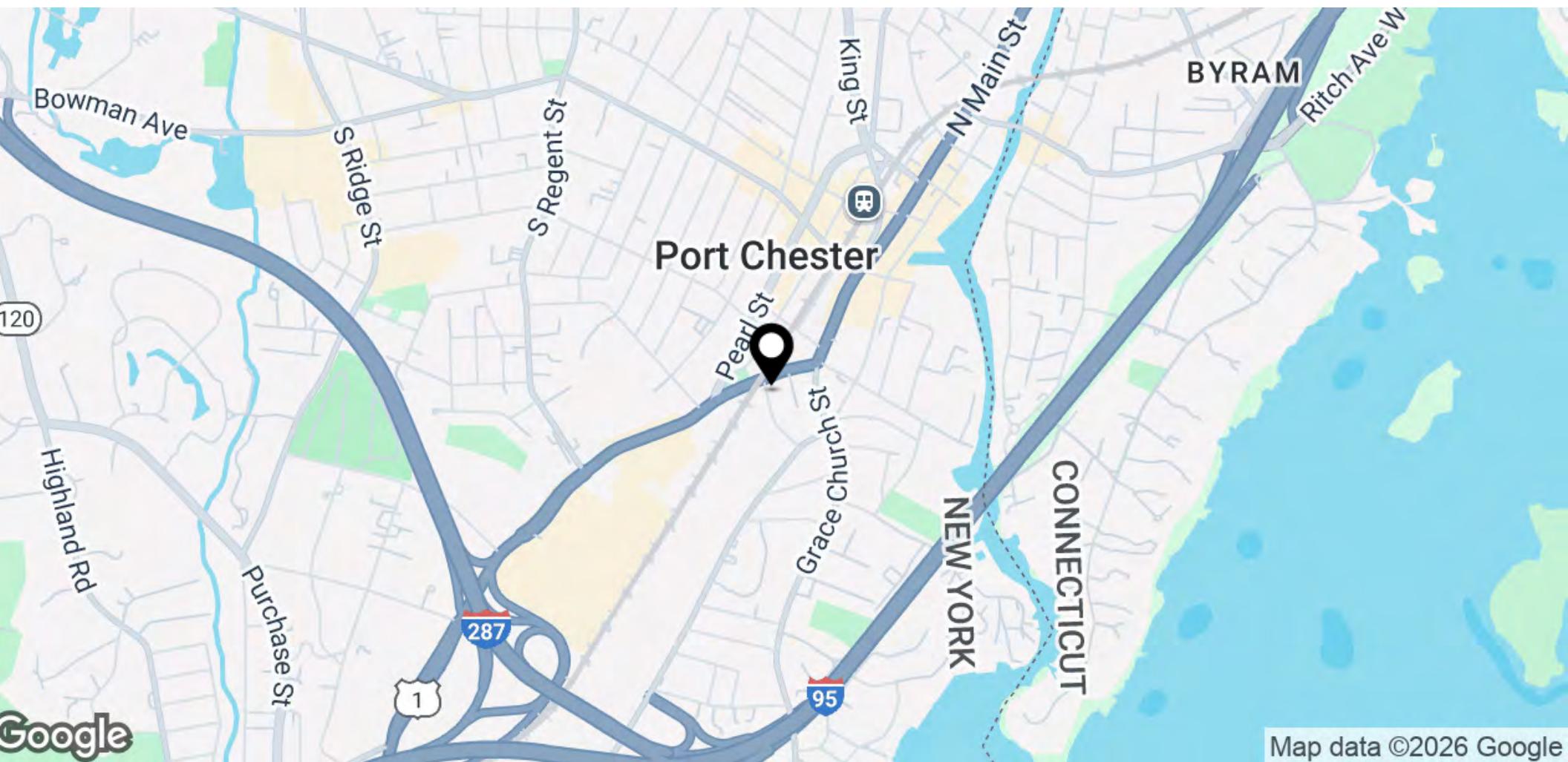
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Regional Map

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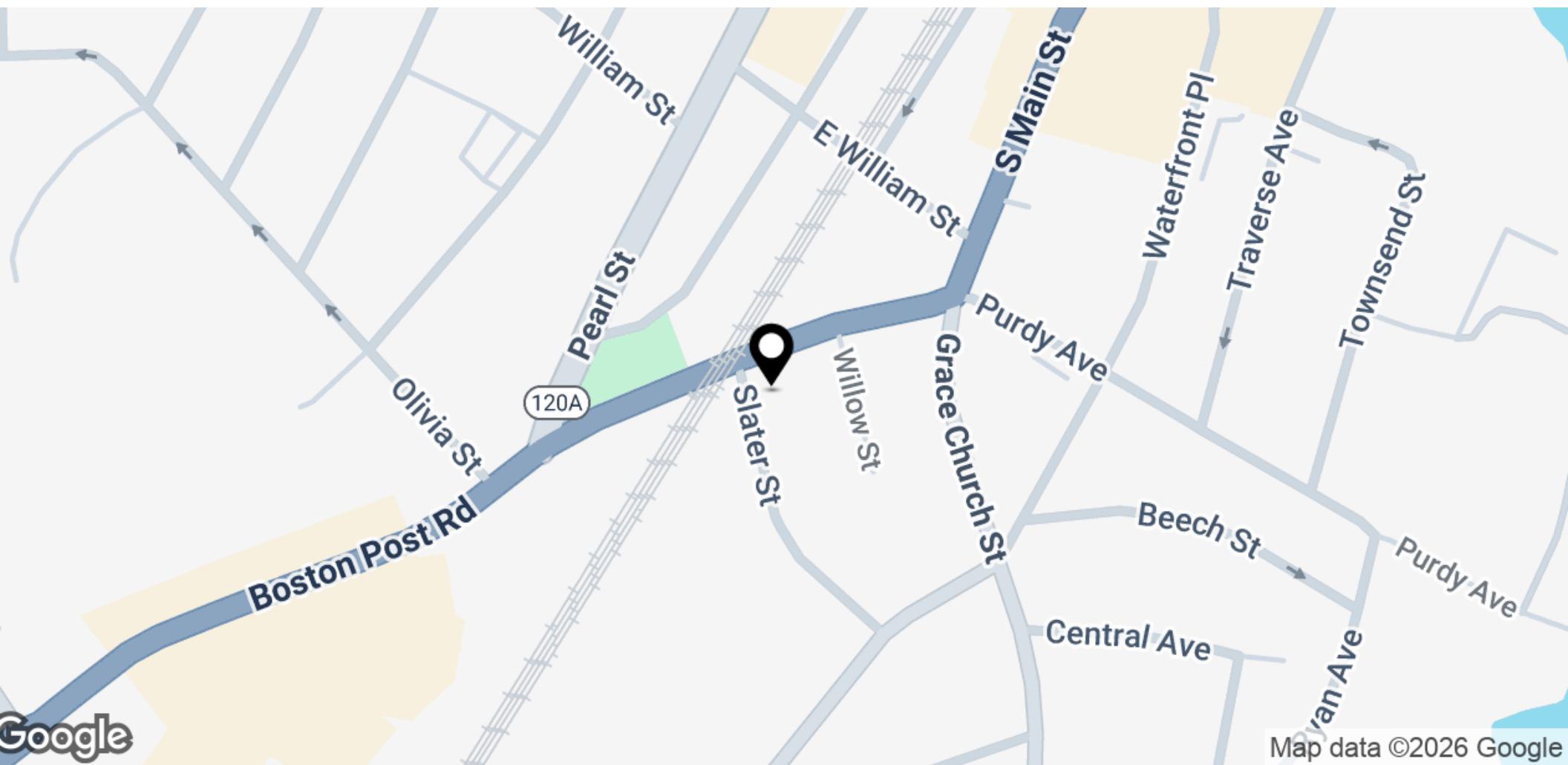
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Location Map

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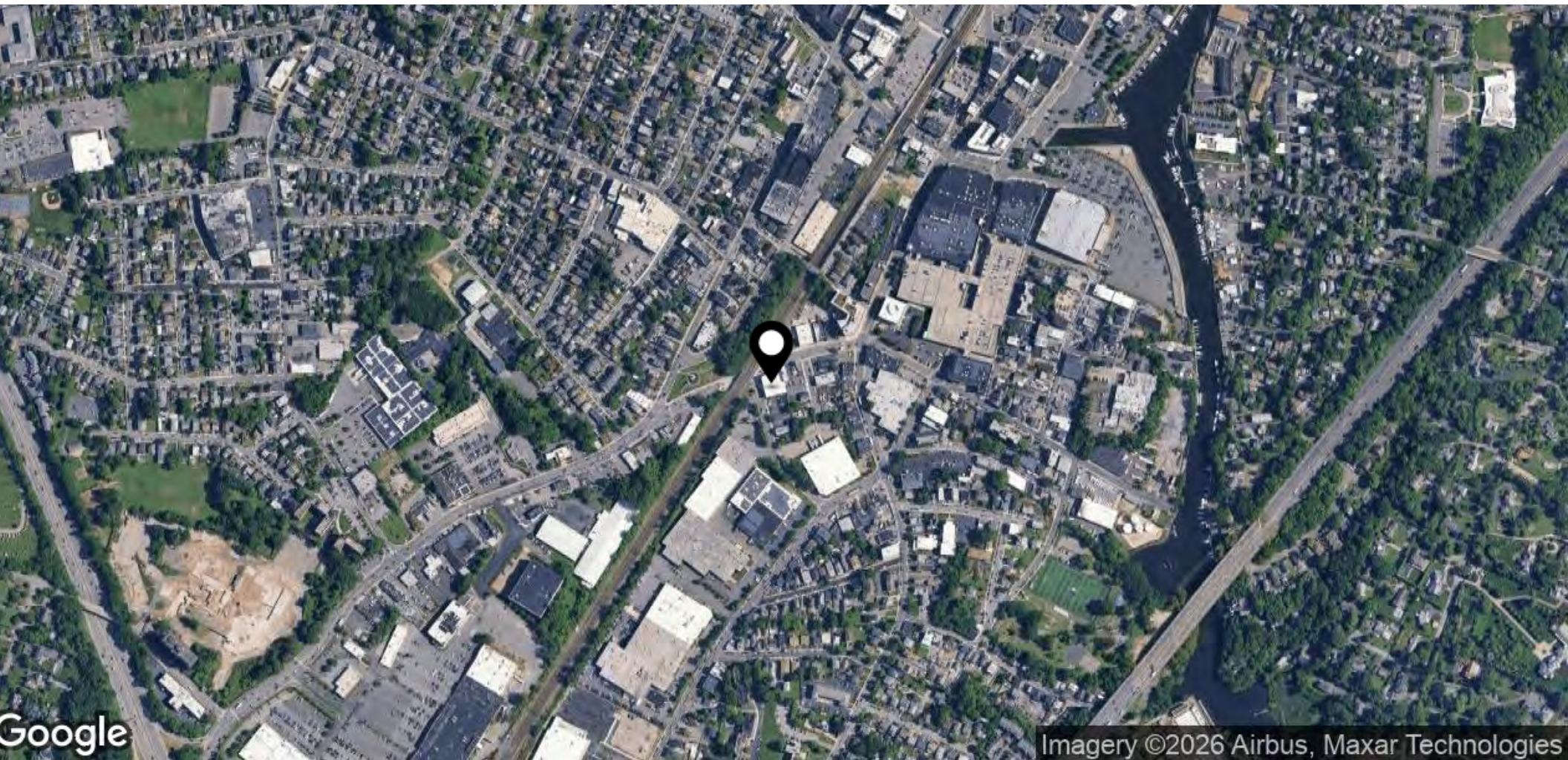
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Aerial Map

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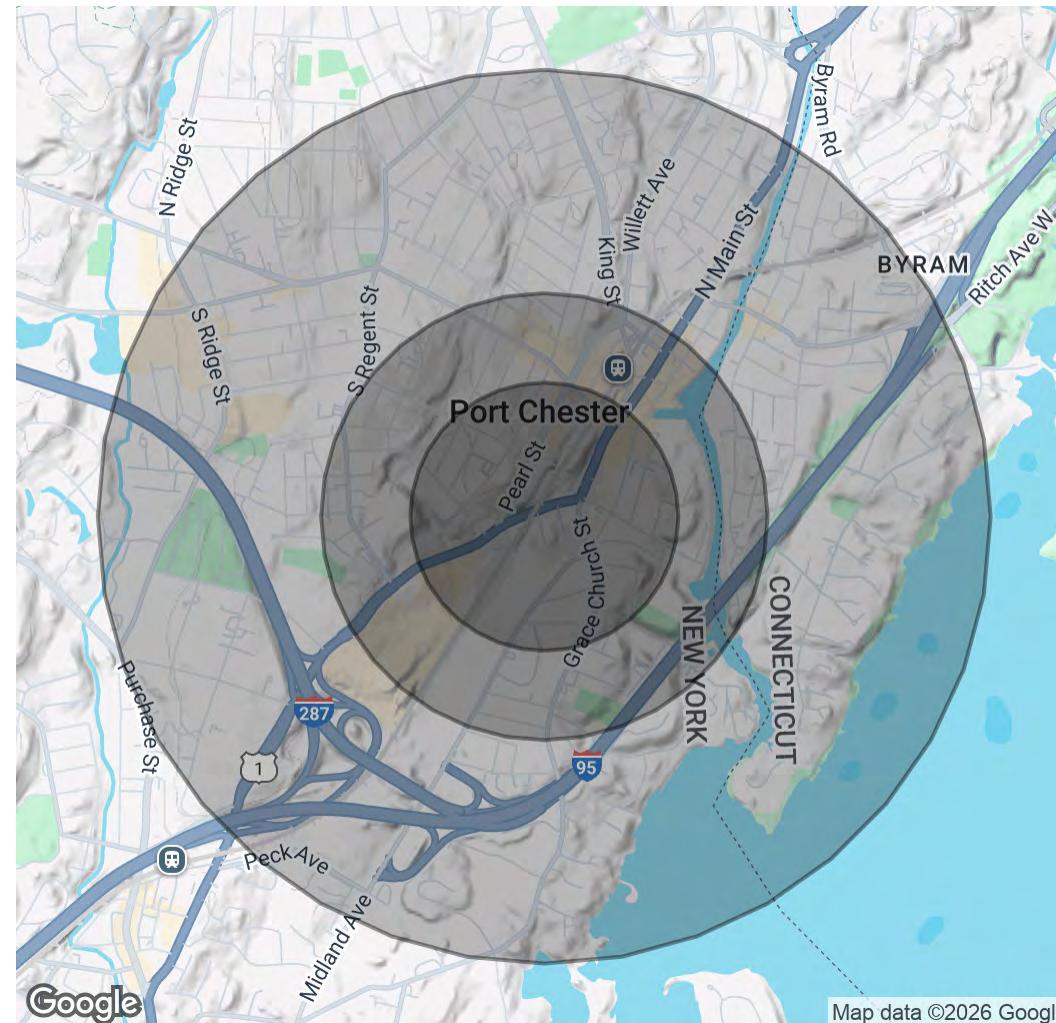
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,023	12,711	30,745
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,179	3,936	10,367
# of Persons per HH	3.4	3.2	3
Average HH Income	\$108,601	\$116,193	\$130,799
Average House Value	\$693,572	\$690,881	\$713,387

Demographics data derived from AlphaMap



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