

57-59 SHARP ST

HAVERSTRAW, NY 10927

MIXED USE PROPERTY FOR SALE



Property Description

Set in the Village of Haverstraw, 57-59 Sharp Street offers nearly 7,000 square feet of flexible space on a quarter-acre parcel, presenting a rare opportunity for buyers seeking size, location, and versatility within an R-2 residential zoning district. The property is arranged across two floors with eighteen bedrooms and eight bathrooms, a layout that blends single-room occupancies with administrative or office areas on the first level, while the upper floor is devoted primarily to private rooms. Shared bathrooms are located on each floor, and many of the rooms are outfitted with individual sinks. Both levels are supported by kitchen facilities that allow for shared or communal use. The basement, which is approximately eighty percent finished, enhances the building's utility with a commercial-style kitchen, a large lounge, and areas suitable for recreation or wellness. This infrastructure makes the property adaptable to a wide range of uses. Under R-2 zoning, the district permits residential uses such as single- and two-family homes, conversions of existing residences, and community-oriented facilities including parks, libraries, and cultural centers. In addition, certain uses may be allowed through special permit approval, including family- or group-care facilities, nursing homes, hospitals, day-care centers, schools, places of worship, and other community or institutional programs.

With its substantial footprint, thoughtful configuration, and well-maintained condition, 57-59 Sharp Street offers an investor or operator the chance to reposition the property for housing, community service, or institutional use. Few buildings of this scale and adaptability come to market in Haverstraw, making this a compelling opportunity for those with vision and the right program in mind.

Offering Summary

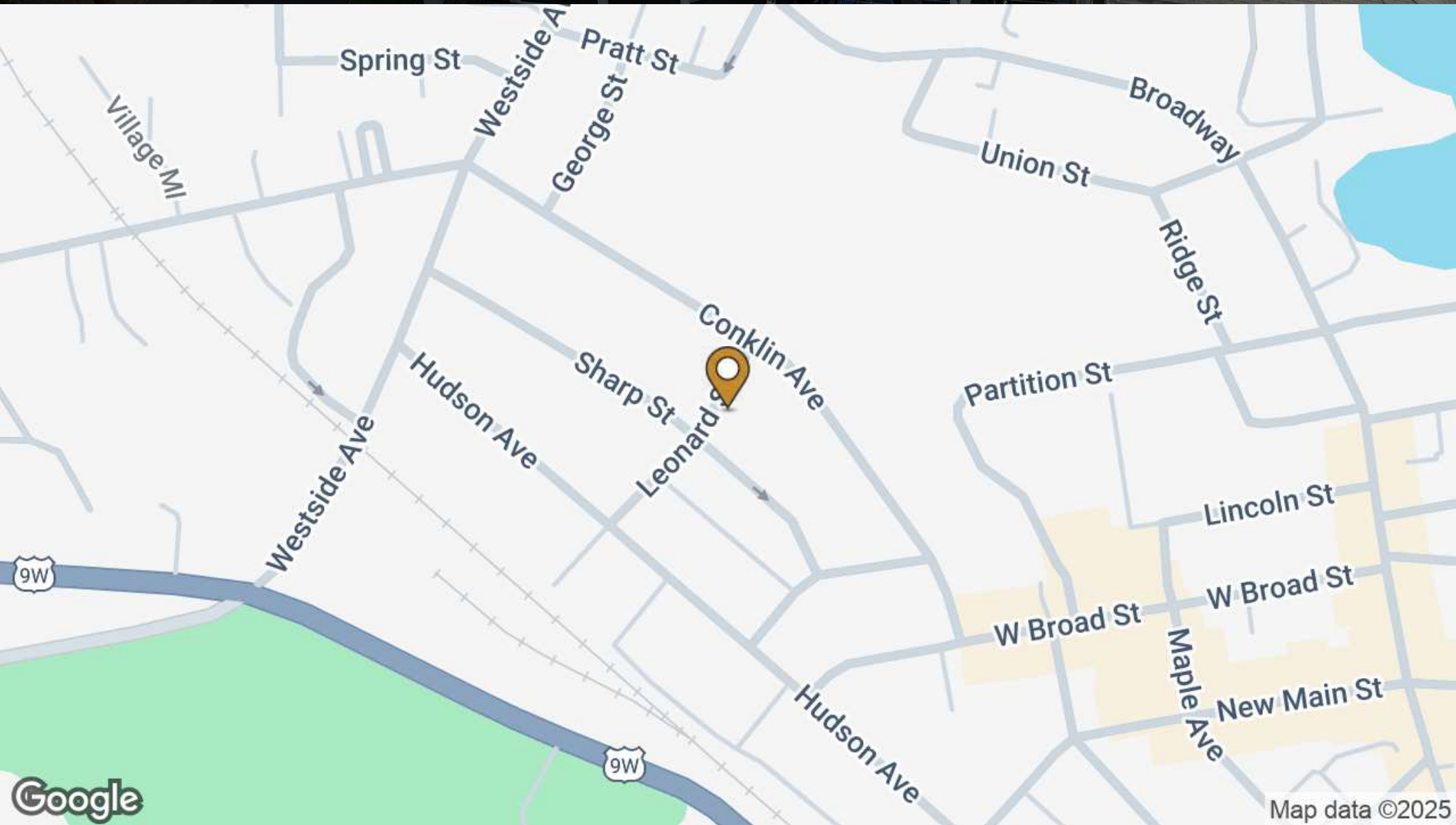
Sale Price:	\$900,000
Number of Units:	18
Lot Size:	10,580 SF
Building Size:	6,930 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	959	2,169	4,828
Total Population	3,513	7,697	16,120
Average HH Income	\$94,817	\$96,868	\$97,339

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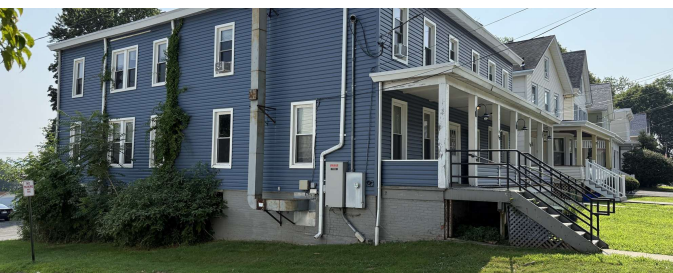
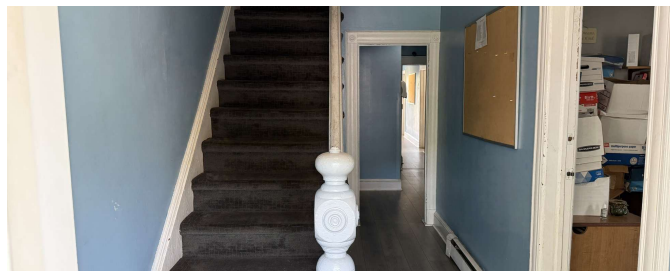
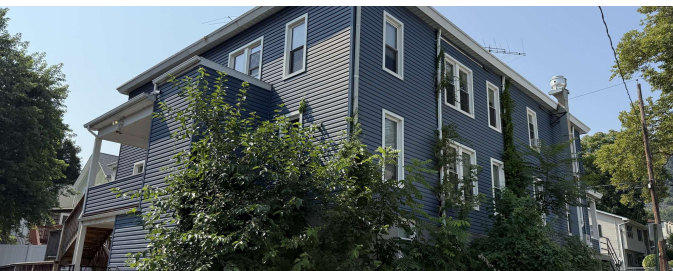
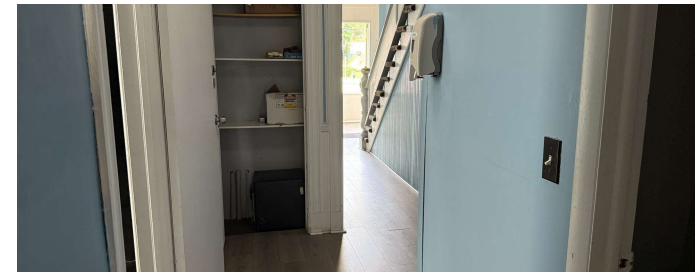
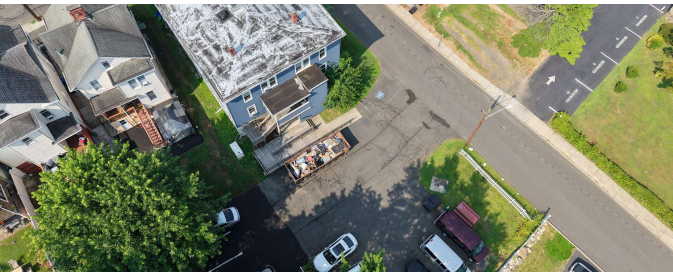
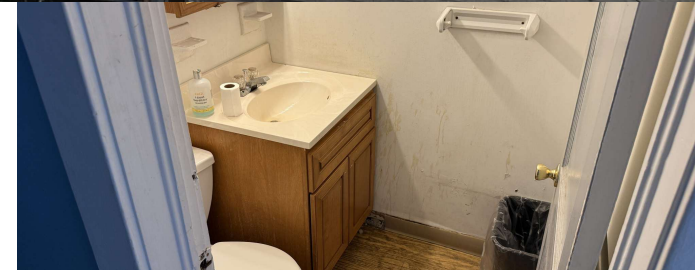
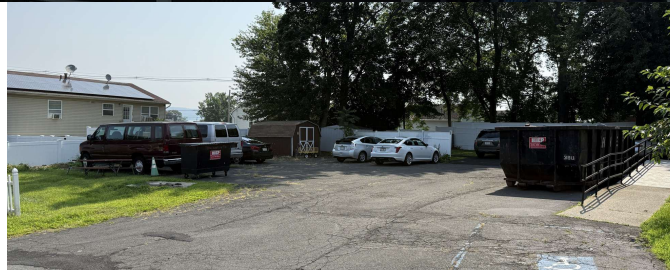
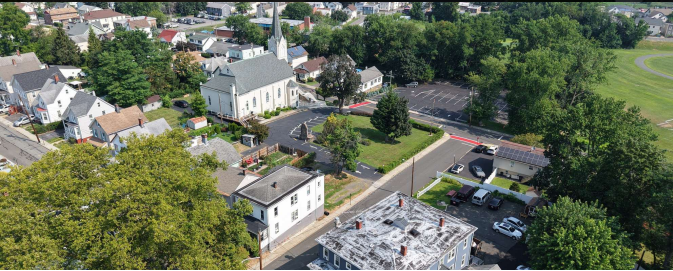
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,513	7,697	16,120
Average Age	37	37	38
Average Age (Male)	35	36	36
Average Age (Female)	38	39	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	959	2,169	4,828
# of Persons per HH	3.7	3.5	3.3
Average HH Income	\$94,817	\$96,868	\$97,339
Average House Value	\$343,966	\$372,994	\$385,678

Demographics data derived from AlphaMap

