

MIXED USE FOR SALE

# 185 BROADWAY

NEWBURGH, NY 12550

*Building Better Communities With....*



**FOR SALE**

**RAND COMMERCIAL**  
300 Canal Street  
Goshen, NY 10924

*Building Better Communities With....*



**PRESENTED BY:**

**HILARY RYAN GOLDMAN**  
NY Licensed RE Salesperson  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

185 BROADWAY



## Property Summary

Price:	\$799,000
Building SF:	4,640
Occupancy:	100
Gross Income:	\$104,400
Allowance for vacancy & bad debt (4%)	(\$4,176)
Total Income	\$100,224
Total Expenses	\$32,175
NOI:	\$68,049
CAP Rate:	8.5%
Available SF:	0
Lot Size:	0.05 Acres
Parking:	Street
Renovated:	2024

## Property Overview

Incredible opportunity to add an 8.5% CAP, turn-key investment building into your portfolio. Fully renovated in 2024 and fully rented, this asset provides stability and peace of mind for both new and seasoned owners. The building consists of one street level commercial space plus 4 residential units above. The building went through extensive renovations since purchase – New roof, floors, walls, ductless heat and air conditioning units, water heaters, bathrooms, kitchens, windows, etc. Municipal water/sewer/gas. At one time the ground floor space had a laundromat so there is a 2" water line still available in this space. Would make a great location for high water usage tenant like another laundromat, hair or nail salon, restaurant, spa, etc... High visibility for retail tenants with over 15000 cars per day is a boost for business.

## Location Overview

Newburgh is a city with a population of 28,856 as of the 2020 census. Located 60 miles (97 km) north of New York City, and 90 miles (140 km) south of Albany on the Hudson River within the Hudson Valley Area, the city of Newburgh is located near Stewart International Airport, one of the primary airports for Downstate New York.

This building is located along the main corridor of the city of Newburgh running from the I-84/I-87 junction to the Waterfront District along the Hudson River.

# BUILDING FINANCIALS

185 BROADWAY

## 185 Broadway Newburgh

15-Feb-24

	Month/unit	Number of units	Rent per Month	Year
Revenue for 3 smaller one Bedroom Units	1,550	3	4,650	55,800
Revenue for larger one bedroom unit	1,550	1	1,550	18,600
Revenue from Rental of store front	2,500	1	2,500	30,000
CAM reimbursement (insur \$2K, taxes \$5k, Mangmt \$1.5k)				8,500
<b>Subtotal Revenue</b>				<b>104,400</b>
Allowance for vacancy & bad debt (4%)				(4,176)
<b>Total Revenue</b>				<b>100,224</b>
<b>Expenses</b>				
Taxes				10,711
Insurance				7,500
Sanitation				3,402
Electricity				1,071
Security				631
Sewer				2,294
Water				1,554
Management Fee (5%)				5,011
<b>Total Expenses</b>				<b>32,175</b>
<b>Net Income prior to debt service</b>				<b>68,049</b>

(it is possible to get more than \$2,500/month in rent)





# PROPERTY PHOTOS

185 BROADWAY



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# PROPERTY PHOTOS

185 BROADWAY



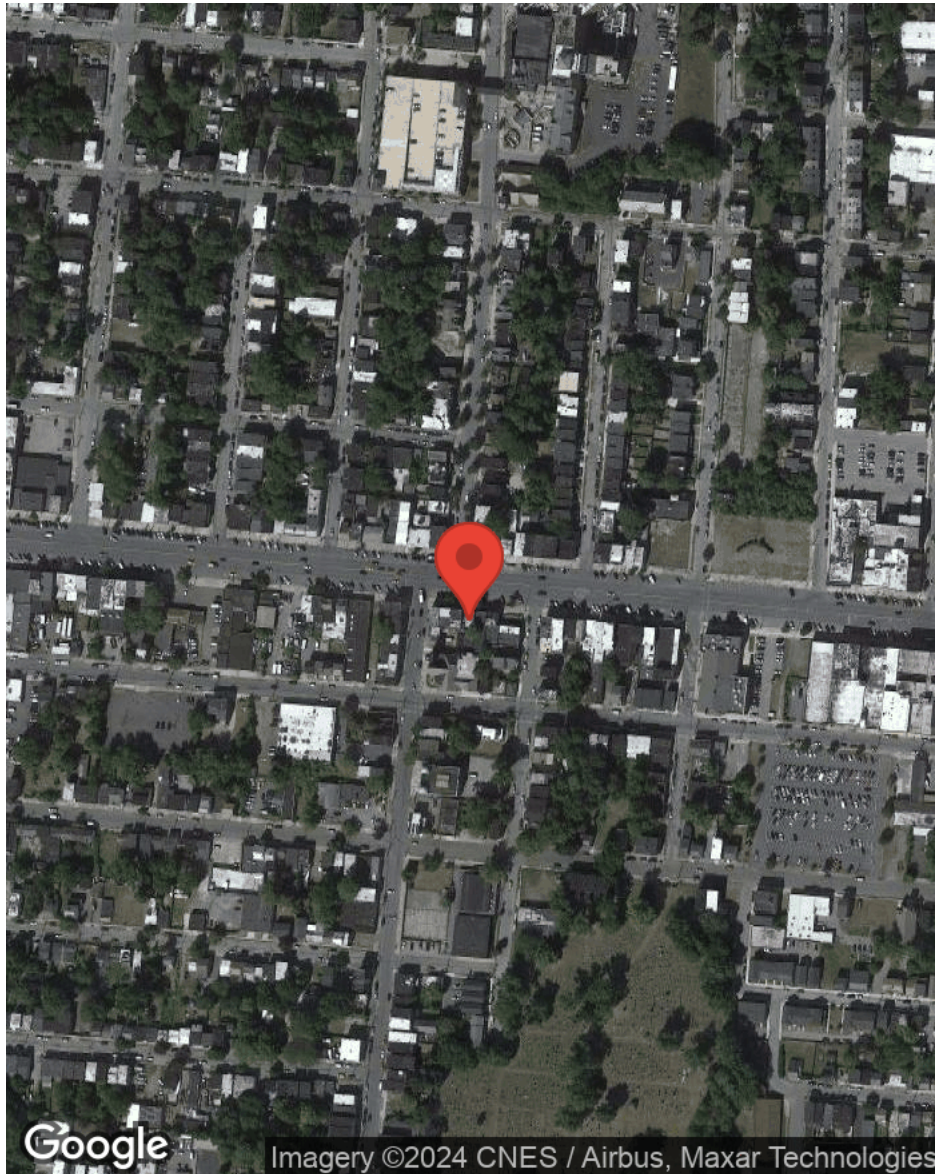
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# LOCATION MAPS

185 BROADWAY

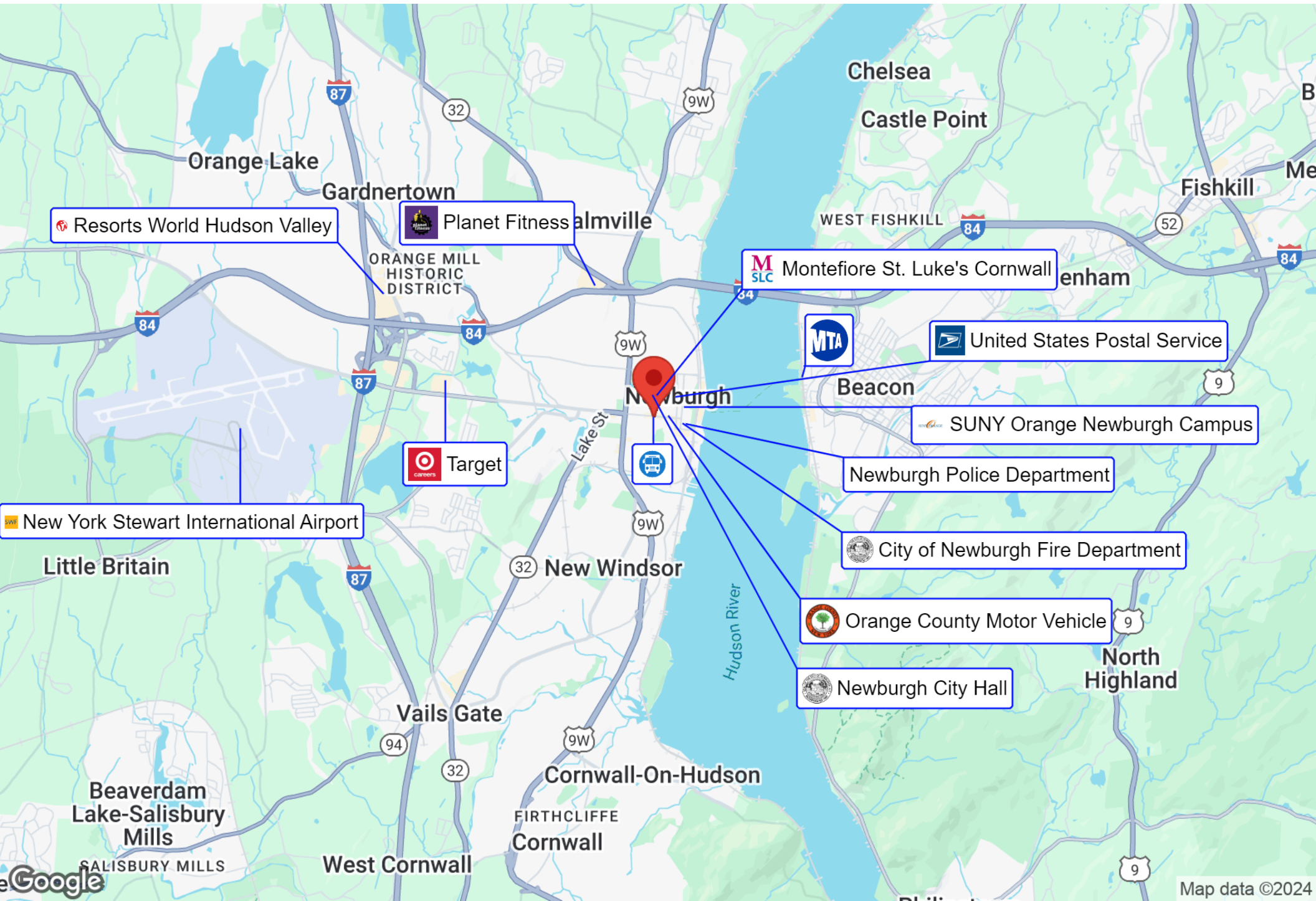


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# BUSINESS MAP

185 BROADWAY

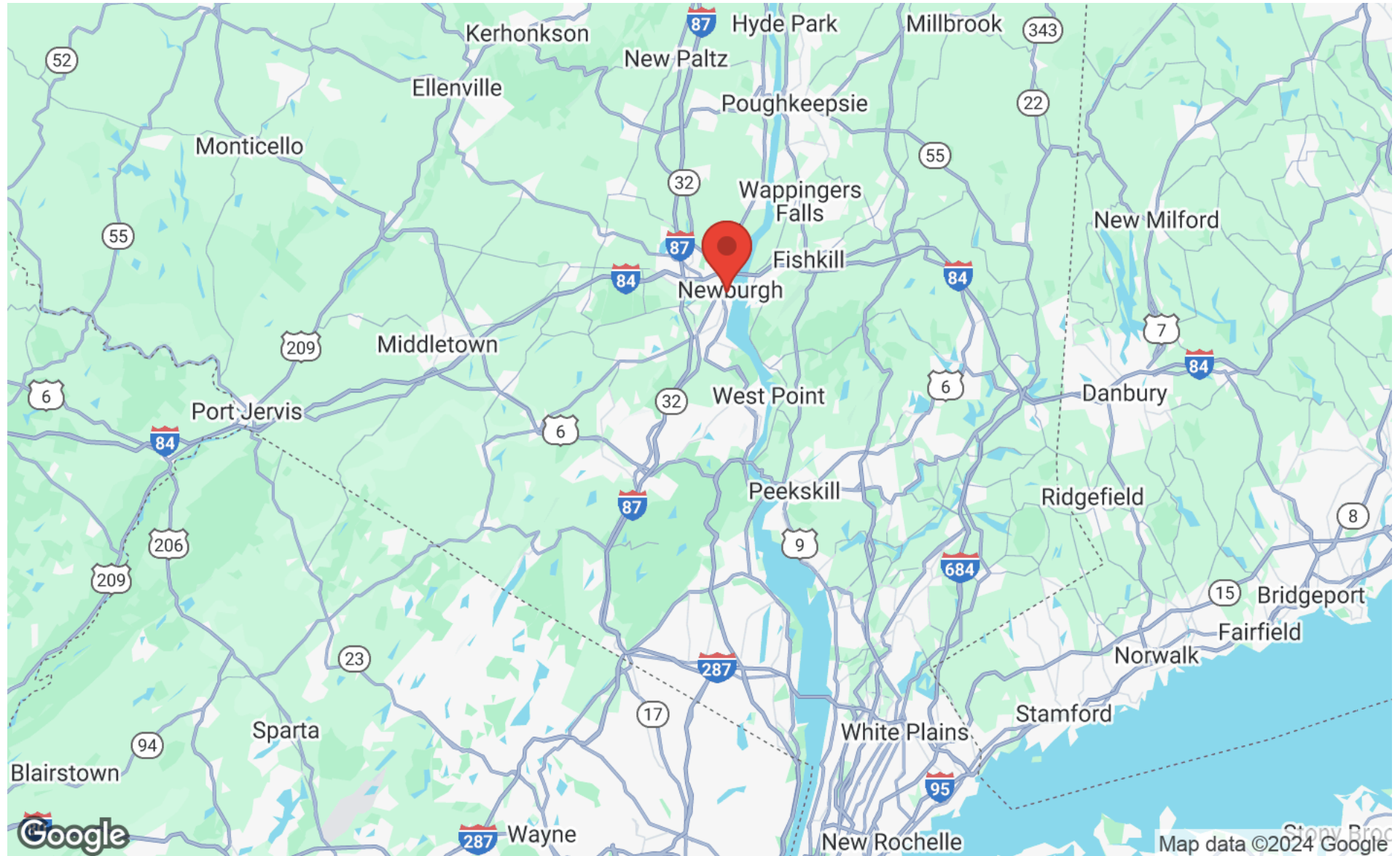




# REGIONAL MAP

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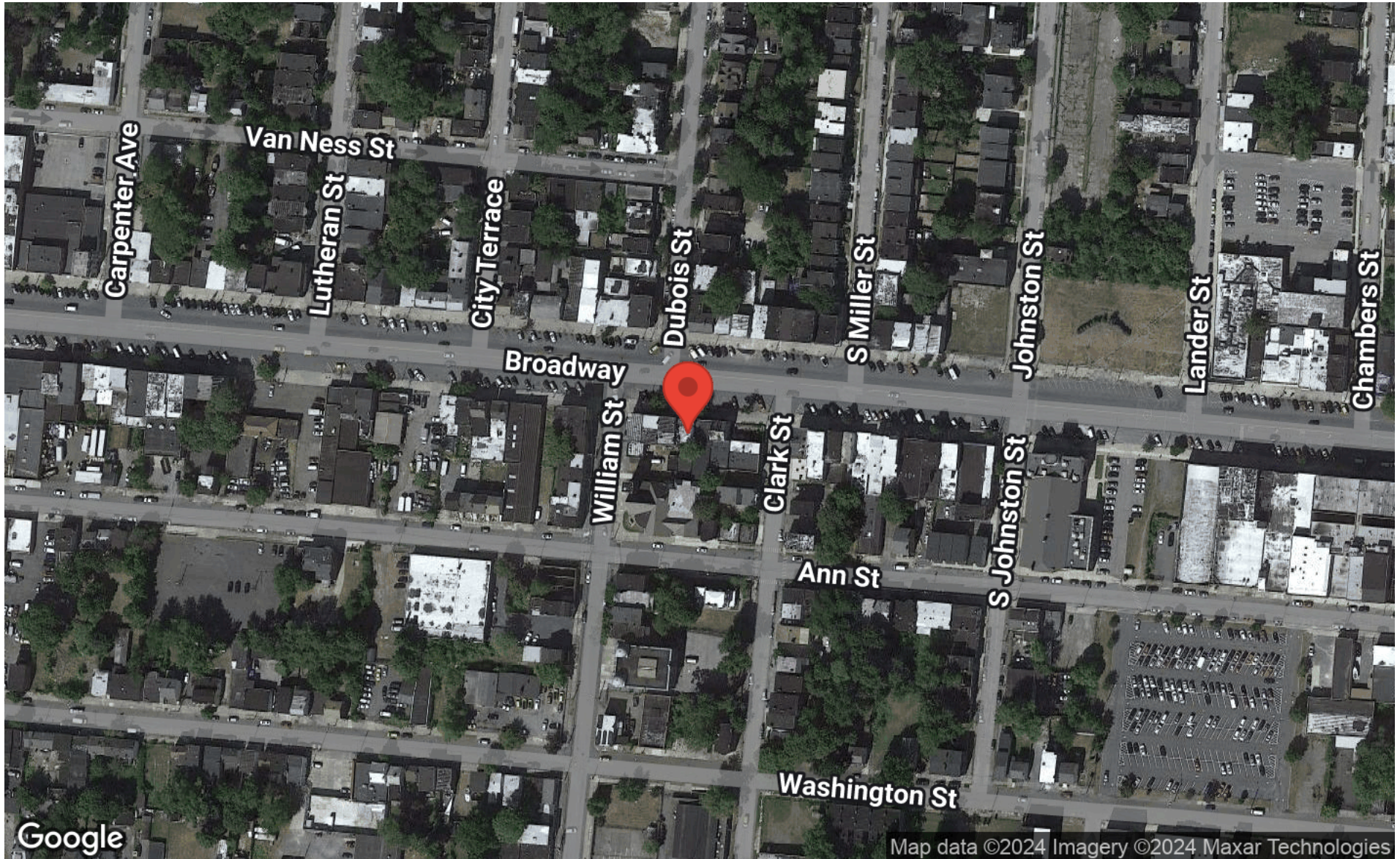


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# AERIAL MAP

185 BROADWAY



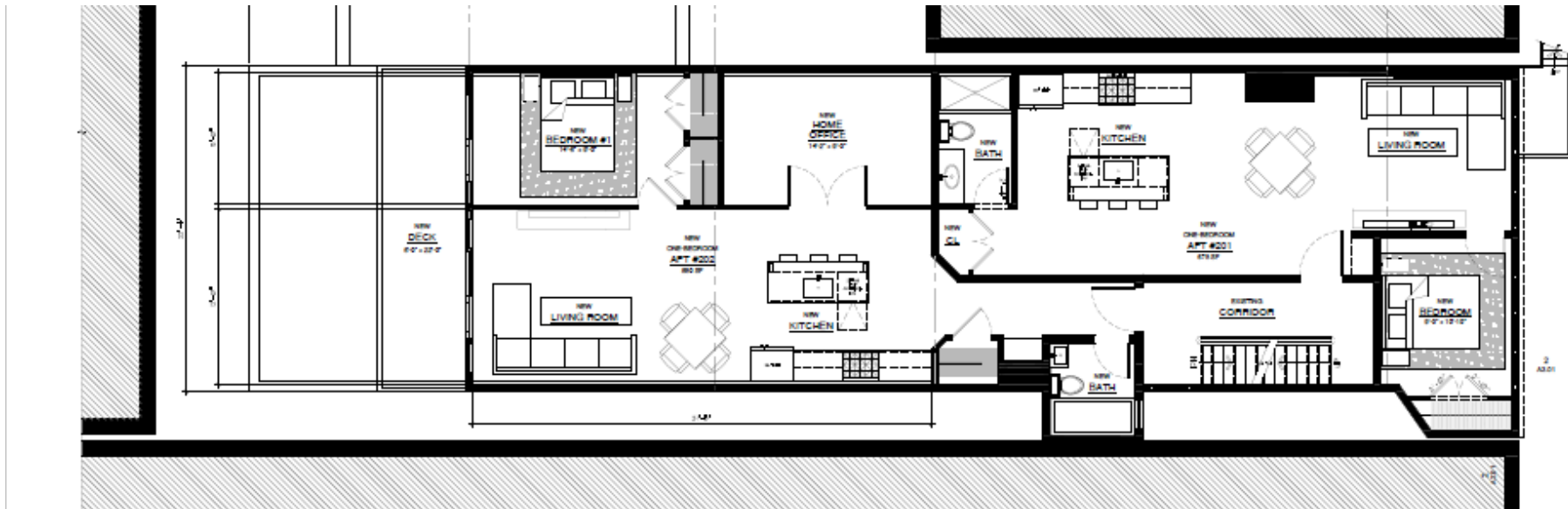
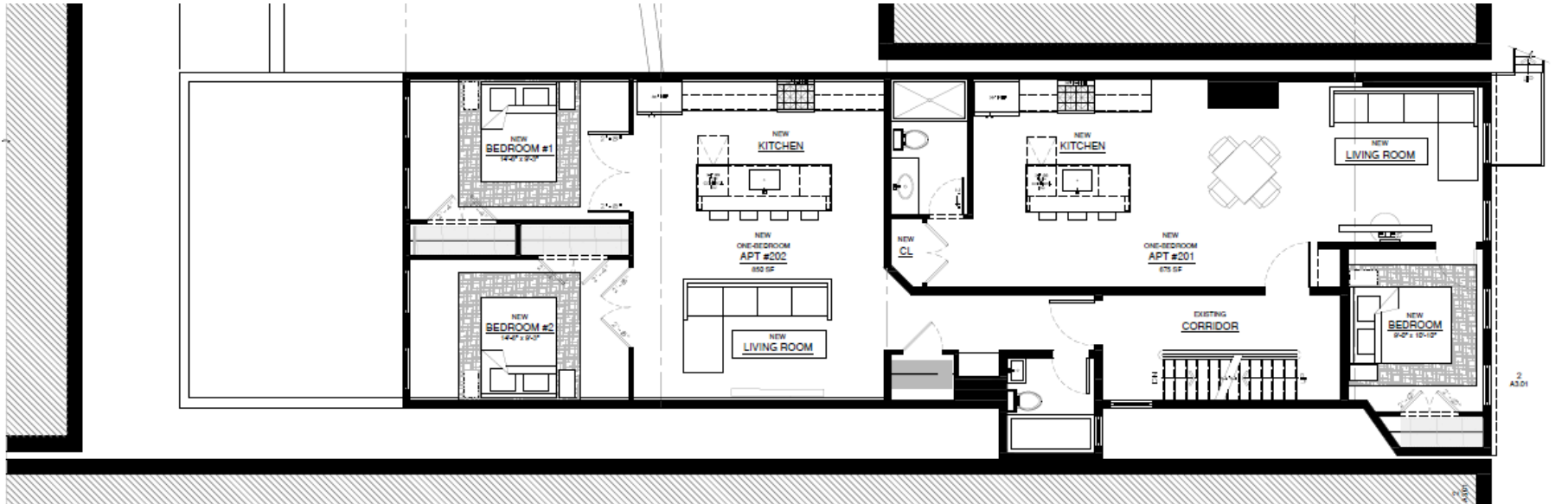
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# APARTMENT EXPANSION

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# FINANCIALS WITH EXPANSION

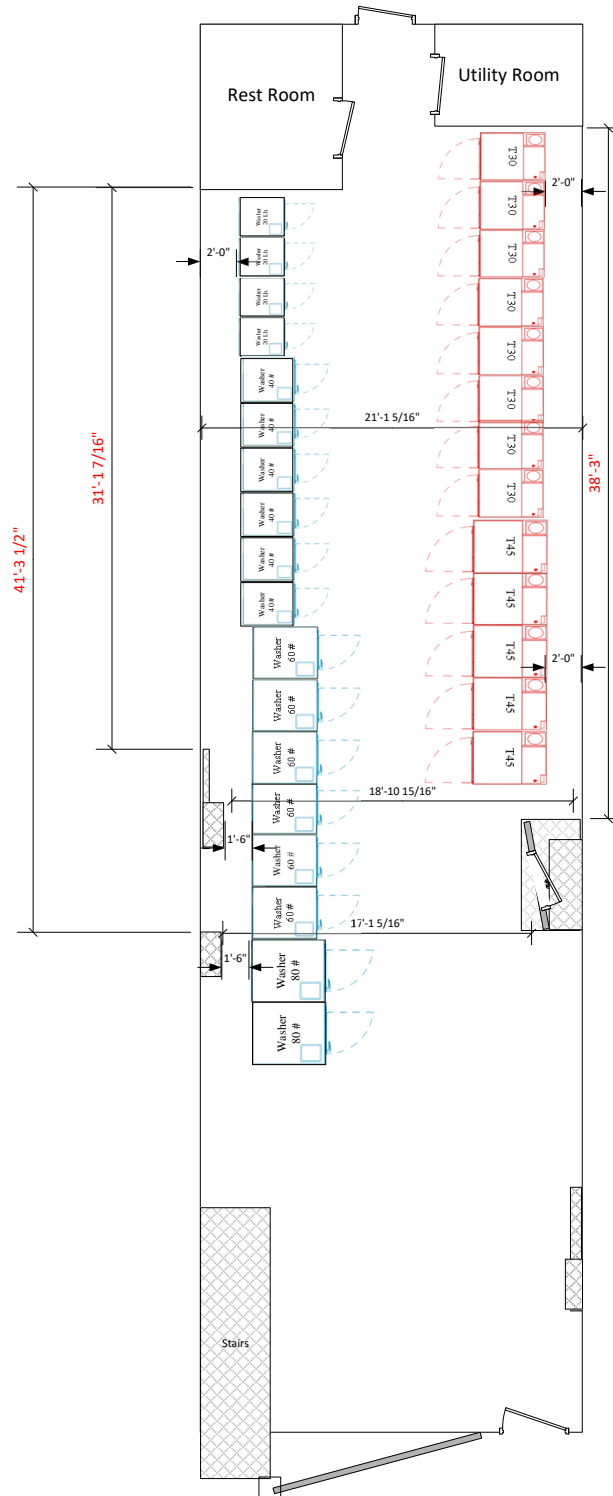
185 BROADWAY

185 Broadway Newburgh with addition									
	30-Sep-24								
		Month/unit	Number of units	Rent per Month	Year		Construction		
							1000 sf at 135/sf	135,000	
Revenue for one-Bedroom Units		1,550	2	3,100	37,200				
Revenue for 2 two-Bedroom Units (with addition)		2,200	2	4,400	52,800				
Revenue from Rental of store front		2,500	1	2,500	30,000				
CAM Reimbursement for Commercial space					8,500				
Subtotal Revenue					128,500				
Allowance for vacancy & bad debt (5%)					(6,425)				
Total Revenue					122,075				
<b>Expenses</b>									
Taxes					12,000				
Repairs and Maintenance					1,500				
Insurance					7,500				
Sanitation					3,402				
Electricity					1,071				
Security					631				
Sewer					2,000				
Water					1,600				
Management (5%)					6,104				
Total Expenses					35,808				
Net Income prior to debt service					86,267				

# LAUNDROMAT LAYOUTS

185 BROADWAY

Building Better Communities With...



**185 B'Way  
Newburgh**

Washers Left

18W – 26 (13) D

930 / 840 Lbs.  
1.11 D/W ratio

W 49"8" +6"  
80 x 2  
60 x 6  
40 x 6  
20 x 4  
=840

D 35"9" +8"  
30 x 8  
45 x 5  
=930

449GPH HW 400KBTU/  
hr  
Vent 5.58 sqft  
MUA 22.2 sqft  
186 FLA 220V3Ph  
2.18M BTU/hr

76'-7 3/16"



This drawing is provided as a courtesy by HIK Laundry equipment. We strongly encourage you and your contractor to verify dimensions and spacing prior to ordering equipment.

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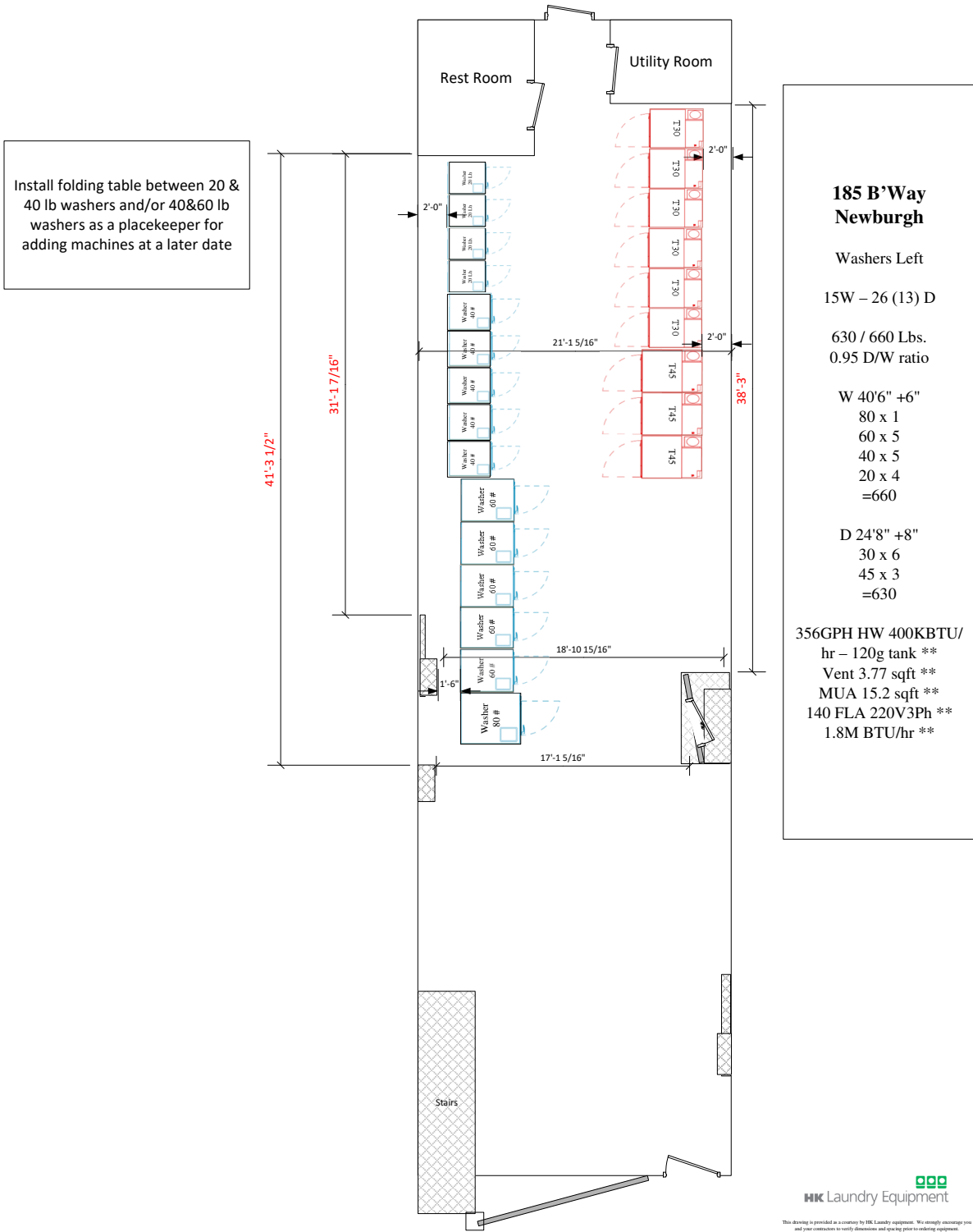
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# LAUNDROMAT LAYOUTS

185 BROADWAY

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Install folding table between 20 & 40 lb washers and/or 40&60 lb washers as a placekeeper for adding machines at a later date

**185 B'Way  
Newburgh**

Washers Left

15W – 26 (13) D

630 / 660 Lbs.  
0.95 D/W ratio

W 40'6" +6"  
80 x 1  
60 x 5  
40 x 5  
20 x 4  
=660

D 24'8" +8"  
30 x 6  
45 x 3  
=630

356GPH HW 400KBTU/  
hr – 120g tank \*\*  
Vent 3.77 sqft \*\*  
MUA 15.2 sqft \*\*  
140 FLA 220V/3Ph \*\*  
1.8M BTU/hr \*\*



This drawing is provided as a courtesy by HIK Laundry equipment. We strongly encourage you and your contractor to verify dimensions and capacity prior to ordering equipment.

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## Demographic Market Comparison Report

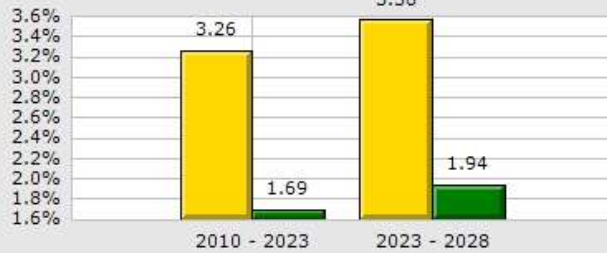
5 mile radius

185 Broadway, Newburgh, NY 12550

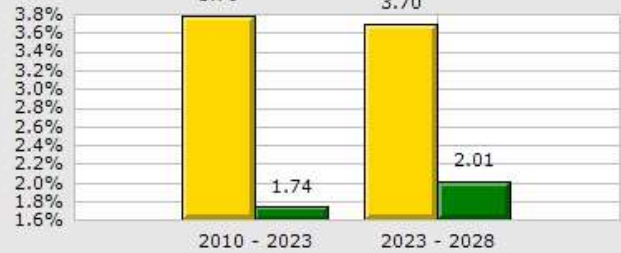
Type: **Retail/Storefront Retail/Residential**  
 County: **Orange**

 5 Mile  
 County

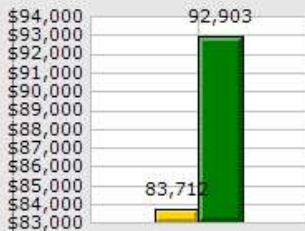
Population Growth



Household Growth



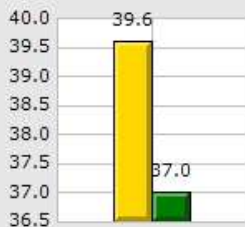
2023 Med Household Inc



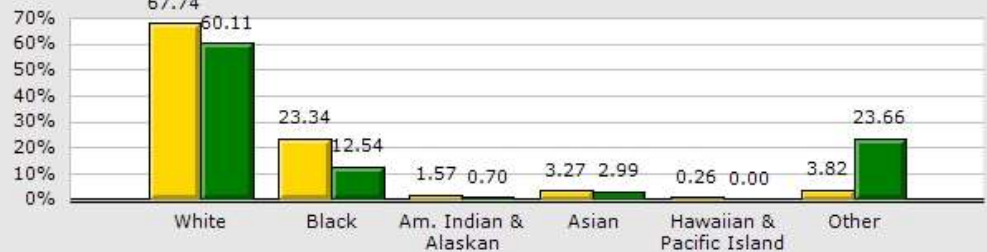
2023 Households by Household Income



2023 Median Age



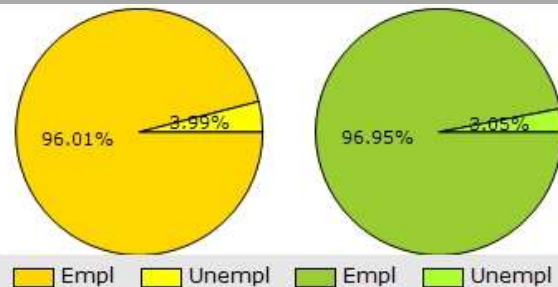
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed





## Demographic Market Comparison Report

5 mile radius

185 Broadway, Newburgh, NY 12550				
Type:	Retail/Storefront Retail/Residential			
County:	Orange			
	5 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	3.26%		1.69%	
Growth 2023 - 2028	3.56%		1.94%	
Empl	51,773	96.01%	193,685	96.95%
Unempl	2,152	3.99%	6,098	3.05%
<b>2023 Population by Race</b>				
	<b>107,052</b>		<b>408,088</b>	
White	72,518	67.74%	245,322	60.11%
Black	24,985	23.34%	51,168	12.54%
Am. Indian & Alaskan	1,682	1.57%	2,839	0.70%
Asian	3,499	3.27%	12,188	2.99%
Hawaiian & Pacific Island	277	0.26%	0	0.00%
Other	4,091	3.82%	96,571	23.66%
<b>Household Growth</b>				
Growth 2010 - 2023	3.79%		1.74%	
Growth 2023 - 2028	3.70%		2.01%	
Renter Occupied	15,290	39.78%	48,609	35.20%
Owner Occupied	23,150	60.22%	89,501	64.80%
<b>2023 Households by Household Income</b>				
	<b>38,438</b>		<b>138,110</b>	
Income <\$25K	6,168	16.05%	18,627	13.49%
Income \$25K - \$50K	6,034	15.70%	19,694	14.26%
Income \$50K - \$75K	5,261	13.69%	18,924	13.70%
Income \$75K - \$100K	5,039	13.11%	16,491	11.94%
Income \$100K - \$125K	4,709	12.25%	16,732	12.11%
Income \$125K - \$150K	2,834	7.37%	12,584	9.11%
Income \$150K - \$200K	4,477	11.65%	17,938	12.99%
Income \$200K+	3,916	10.19%	17,120	12.40%
2023 Med Household Inc	\$83,712		\$92,903	
2023 Median Age	39.60		37.00	



# COSTAR DEMOGRAPHICS

185 BROADWAY

## Demographic Detail Report

185 Broadway, Newburgh, NY 12550

Building Type: **General Retail**      Total Available: **2,178 SF**  
 Secondary: **Storefront**      % Leased: **27.4%**  
 GLA: **3,000 SF**      Rent/SF/Yr: **Negotiable**  
 Year Built: **1900**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	24,590	63,382	110,865
2023 Estimate	23,666	61,448	107,051
2010 Census	23,233	61,125	103,672
Growth 2023 - 2028	3.90%	3.15%	3.56%
Growth 2010 - 2023	1.86%	0.53%	3.26%
<b>2023 Population by Age</b>			
	<b>23,666</b>	<b>61,448</b>	<b>107,051</b>
Age 0 - 4	1,815 7.67%	4,045 6.58%	6,464 6.04%
Age 5 - 9	1,960 8.28%	4,260 6.93%	6,812 6.36%
Age 10 - 14	1,996 8.43%	4,316 7.02%	6,993 6.53%
Age 15 - 19	1,973 8.34%	4,378 7.12%	7,182 6.71%
Age 20 - 24	1,853 7.83%	4,214 6.86%	6,969 6.51%
Age 25 - 29	1,671 7.06%	3,825 6.22%	6,334 5.92%
Age 30 - 34	1,677 7.09%	3,863 6.29%	6,410 5.99%
Age 35 - 39	1,764 7.45%	4,144 6.74%	6,959 6.50%
Age 40 - 44	1,674 7.07%	4,145 6.75%	7,174 6.70%
Age 45 - 49	1,425 6.02%	3,807 6.20%	6,865 6.41%
Age 50 - 54	1,296 5.48%	3,795 6.18%	7,099 6.63%
Age 55 - 59	1,197 5.06%	3,825 6.22%	7,312 6.83%
Age 60 - 64	1,014 4.28%	3,534 5.75%	6,792 6.34%
Age 65 - 69	792 3.35%	2,954 4.81%	5,645 5.27%
Age 70 - 74	621 2.62%	2,395 3.90%	4,551 4.25%
Age 75 - 79	432 1.83%	1,714 2.79%	3,252 3.04%
Age 80 - 84	265 1.12%	1,105 1.80%	2,101 1.96%
Age 85+	240 1.01%	1,129 1.84%	2,137 2.00%
Age 65+	2,350 9.93%	9,297 15.13%	17,686 16.52%
<b>Median Age</b>	<b>31.70</b>	<b>37.20</b>	<b>39.60</b>
<b>Average Age</b>	<b>33.40</b>	<b>37.80</b>	<b>39.30</b>



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# COSTAR DEMOGRAPHICS

185 BROADWAY

## Demographic Detail Report

185 Broadway, Newburgh, NY 12550

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>23,666</b>	<b>61,448</b>	<b>107,051</b>
White	12,641 53.41%	39,001 63.47%	72,518 67.74%
Black	8,594 36.31%	16,804 27.35%	24,985 23.34%
Am. Indian & Alaskan	988 4.17%	1,385 2.25%	1,682 1.57%
Asian	254 1.07%	1,438 2.34%	3,499 3.27%
Hawaiian & Pacific Island	131 0.55%	201 0.33%	277 0.26%
Other	1,057 4.47%	2,619 4.26%	4,091 3.82%
<b>Population by Hispanic Origin</b>	<b>23,666</b>	<b>61,448</b>	<b>107,051</b>
Non-Hispanic Origin	10,064 42.53%	37,355 60.79%	73,305 68.48%
Hispanic Origin	13,602 57.47%	24,093 39.21%	33,747 31.52%
<b>2023 Median Age, Male</b>	<b>30.40</b>	<b>35.90</b>	<b>38.70</b>
<b>2023 Average Age, Male</b>	<b>32.60</b>	<b>36.70</b>	<b>38.40</b>
<b>2023 Median Age, Female</b>	<b>32.90</b>	<b>38.30</b>	<b>40.50</b>
<b>2023 Average Age, Female</b>	<b>34.20</b>	<b>38.70</b>	<b>40.20</b>
<b>2023 Population by Occupation Classification</b>	<b>17,496</b>	<b>47,950</b>	<b>85,348</b>
Civilian Employed	10,714 61.24%	29,210 60.92%	51,773 60.66%
Civilian Unemployed	471 2.69%	1,363 2.84%	2,152 2.52%
Civilian Non-Labor Force	6,308 36.05%	17,313 36.11%	31,016 36.34%
Armed Forces	3 0.02%	64 0.13%	407 0.48%
<b>Households by Marital Status</b>			
Married	2,094	8,701	17,325
Married No Children	903	4,739	9,456
Married w/Children	1,191	3,962	7,869
<b>2023 Population by Education</b>	<b>15,313</b>	<b>42,948</b>	<b>77,237</b>
Some High School, No Diploma	3,726 24.33%	5,768 13.43%	8,573 11.10%
High School Grad (Incl Equivalency)	5,156 33.67%	13,436 31.28%	22,095 28.61%
Some College, No Degree	3,143 20.53%	11,073 25.78%	21,249 27.51%
Associate Degree	1,246 8.14%	2,713 6.32%	4,605 5.96%
Bachelor Degree	1,039 6.79%	5,650 13.16%	11,634 15.06%
Advanced Degree	1,003 6.55%	4,308 10.03%	9,081 11.76%

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# COSTAR DEMOGRAPHICS

185 BROADWAY

## Demographic Detail Report

185 Broadway, Newburgh, NY 12550						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>20,381</b>		<b>56,519</b>		<b>99,750</b>	
Real Estate & Finance	346	1.70%	1,484	2.63%	2,958	2.97%
Professional & Management	2,731	13.40%	10,953	19.38%	22,223	22.28%
Public Administration	254	1.25%	1,361	2.41%	3,086	3.09%
Education & Health	2,523	12.38%	7,701	13.63%	13,955	13.99%
Services	3,257	15.98%	7,270	12.86%	11,444	11.47%
Information	122	0.60%	568	1.00%	1,145	1.15%
Sales	1,816	8.91%	6,095	10.78%	11,304	11.33%
Transportation	852	4.18%	2,363	4.18%	3,417	3.43%
Retail	1,664	8.16%	3,752	6.64%	6,685	6.70%
Wholesale	367	1.80%	923	1.63%	1,545	1.55%
Manufacturing	987	4.84%	2,259	4.00%	3,663	3.67%
Production	2,924	14.35%	5,072	8.97%	7,579	7.60%
Construction	790	3.88%	2,138	3.78%	3,626	3.64%
Utilities	1,045	5.13%	2,501	4.43%	4,047	4.06%
Agriculture & Mining	43	0.21%	165	0.29%	195	0.20%
Farming, Fishing, Forestry	33	0.16%	110	0.19%	129	0.13%
Other Services	627	3.08%	1,804	3.19%	2,749	2.76%
<b>2023 Worker Travel Time to Job</b>	<b>10,333</b>		<b>28,033</b>		<b>49,957</b>	
<30 Minutes	7,449	72.09%	16,903	60.30%	28,595	57.24%
30-60 Minutes	2,119	20.51%	7,231	25.79%	13,445	26.91%
60+ Minutes	765	7.40%	3,899	13.91%	7,917	15.85%
<b>2010 Households by HH Size</b>	<b>7,156</b>		<b>21,755</b>		<b>37,035</b>	
1-Person Households	1,783	24.92%	6,022	27.68%	9,890	26.70%
2-Person Households	1,485	20.75%	6,009	27.62%	10,846	29.29%
3-Person Households	1,140	15.93%	3,528	16.22%	6,157	16.62%
4-Person Households	1,055	14.74%	2,983	13.71%	5,340	14.42%
5-Person Households	790	11.04%	1,693	7.78%	2,741	7.40%
6-Person Households	426	5.95%	784	3.60%	1,154	3.12%
7 or more Person Households	477	6.67%	736	3.38%	907	2.45%
<b>2023 Average Household Size</b>	<b>3.10</b>		<b>2.70</b>		<b>2.70</b>	
<b>Households</b>						
2028 Projection	7,648		22,581		39,864	
2023 Estimate	7,347		21,889		38,440	
2010 Census	7,155		21,754		37,035	
Growth 2023 - 2028	4.10%		3.16%		3.70%	
Growth 2010 - 2023	2.68%		0.62%		3.79%	

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# COSTAR DEMOGRAPHICS

185 BROADWAY

## Demographic Detail Report

### 185 Broadway, Newburgh, NY 12550

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>7,346</b>	<b>21,888</b>	<b>38,438</b>
<\$25,000	2,415 32.88%	4,391 20.06%	6,168 16.05%
\$25,000 - \$50,000	1,763 24.00%	3,916 17.89%	6,034 15.70%
\$50,000 - \$75,000	888 12.09%	2,864 13.08%	5,261 13.69%
\$75,000 - \$100,000	940 12.80%	2,674 12.22%	5,039 13.11%
\$100,000 - \$125,000	527 7.17%	2,357 10.77%	4,709 12.25%
\$125,000 - \$150,000	347 4.72%	1,442 6.59%	2,834 7.37%
\$150,000 - \$200,000	323 4.40%	2,355 10.76%	4,477 11.65%
\$200,000+	143 1.95%	1,889 8.63%	3,916 10.19%
<b>2023 Avg Household Income</b>	<b>\$60,357</b>	<b>\$95,254</b>	<b>\$104,246</b>
<b>2023 Med Household Income</b>	<b>\$42,144</b>	<b>\$73,125</b>	<b>\$83,712</b>
<b>2023 Occupied Housing</b>	<b>7,346</b>	<b>21,889</b>	<b>38,440</b>
Owner Occupied	1,915 26.07%	11,305 51.65%	23,150 60.22%
Renter Occupied	5,431 73.93%	10,584 48.35%	15,290 39.78%
<b>2010 Housing Units</b>	<b>8,472</b>	<b>23,885</b>	<b>40,818</b>
1 Unit	2,444 28.85%	12,532 52.47%	24,588 60.24%
2 - 4 Units	4,458 52.62%	6,627 27.75%	8,074 19.78%
5 - 19 Units	638 7.53%	2,779 11.63%	5,069 12.42%
20+ Units	932 11.00%	1,947 8.15%	3,087 7.56%
<b>2023 Housing Value</b>	<b>1,913</b>	<b>11,305</b>	<b>23,149</b>
<\$100,000	298 15.58%	828 7.32%	1,639 7.08%
\$100,000 - \$200,000	1,031 53.89%	2,878 25.46%	4,516 19.51%
\$200,000 - \$300,000	329 17.20%	3,618 32.00%	7,052 30.46%
\$300,000 - \$400,000	131 6.85%	2,181 19.29%	5,372 23.21%
\$400,000 - \$500,000	56 2.93%	1,119 9.90%	2,963 12.80%
\$500,000 - \$1,000,000	66 3.45%	602 5.33%	1,436 6.20%
\$1,000,000+	2 0.10%	79 0.70%	171 0.74%
<b>2023 Median Home Value</b>	<b>\$163,869</b>	<b>\$253,800</b>	<b>\$276,850</b>
<b>2023 Housing Units by Yr Built</b>	<b>8,527</b>	<b>24,127</b>	<b>41,657</b>
Built 2010+	202 2.37%	879 3.64%	2,351 5.64%
Built 2000 - 2010	249 2.92%	1,455 6.03%	3,817 9.16%
Built 1990 - 1999	252 2.96%	1,196 4.96%	2,977 7.15%
Built 1980 - 1989	379 4.44%	2,163 8.97%	3,828 9.19%
Built 1970 - 1979	625 7.33%	2,372 9.83%	4,667 11.20%
Built 1960 - 1969	681 7.99%	3,205 13.28%	5,916 14.20%
Built 1950 - 1959	896 10.51%	3,392 14.06%	5,611 13.47%
Built <1949	5,243 61.49%	9,465 39.23%	12,490 29.98%
<b>2023 Median Year Built</b>	<b>1947</b>	<b>1957</b>	<b>1964</b>

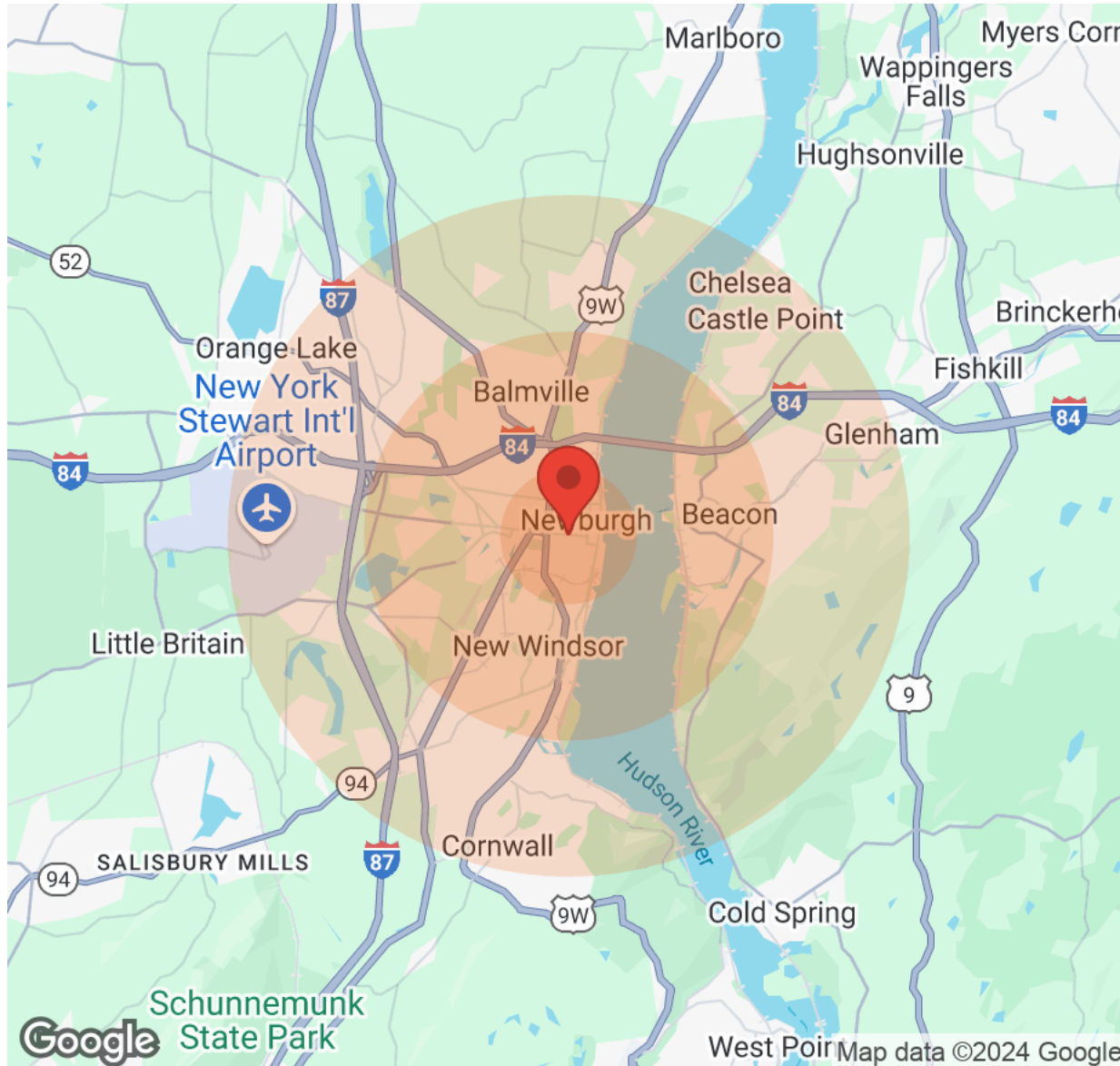
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# DEMOGRAPHICS

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Building Better Communities With...



Population	1 Mile	3 Miles	5 Miles
Male	11,741	27,554	51,353
Female	12,731	29,987	54,125
Total Population	24,472	57,541	105,478

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,707	13,011	21,347
Ages 15-24	4,043	8,331	14,594
Ages 25-54	10,139	22,971	41,313
Ages 55-64	1,925	6,156	12,730
Ages 65+	1,658	7,072	15,494

Race	1 Mile	3 Miles	5 Miles
White	8,278	31,652	67,449
Black	8,021	13,024	19,732
Am In/AK Nat	286	334	345
Hawaiian	2	2	2
Hispanic	14,006	22,175	29,805
Multi-Racial	15,612	24,346	31,752

Income	1 Mile	3 Miles	5 Miles
Median	\$33,360	\$55,248	\$64,039
< \$15,000	1,686	2,802	3,851
\$15,000-\$24,999	1,010	2,348	3,292
\$25,000-\$34,999	1,307	2,256	3,672
\$35,000-\$49,999	963	2,580	4,448
\$50,000-\$74,999	1,294	3,680	7,354
\$75,000-\$99,999	525	2,376	5,047
\$100,000-\$149,999	480	2,758	6,091
\$150,000-\$199,999	133	750	2,063
> \$200,000	28	554	1,463

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,135	21,930	40,317
Occupied	6,814	19,782	37,101
Owner Occupied	1,665	10,394	22,434
Renter Occupied	5,149	9,388	14,667
Vacant	1,321	2,148	3,216

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West Poir Map data ©2024 Google

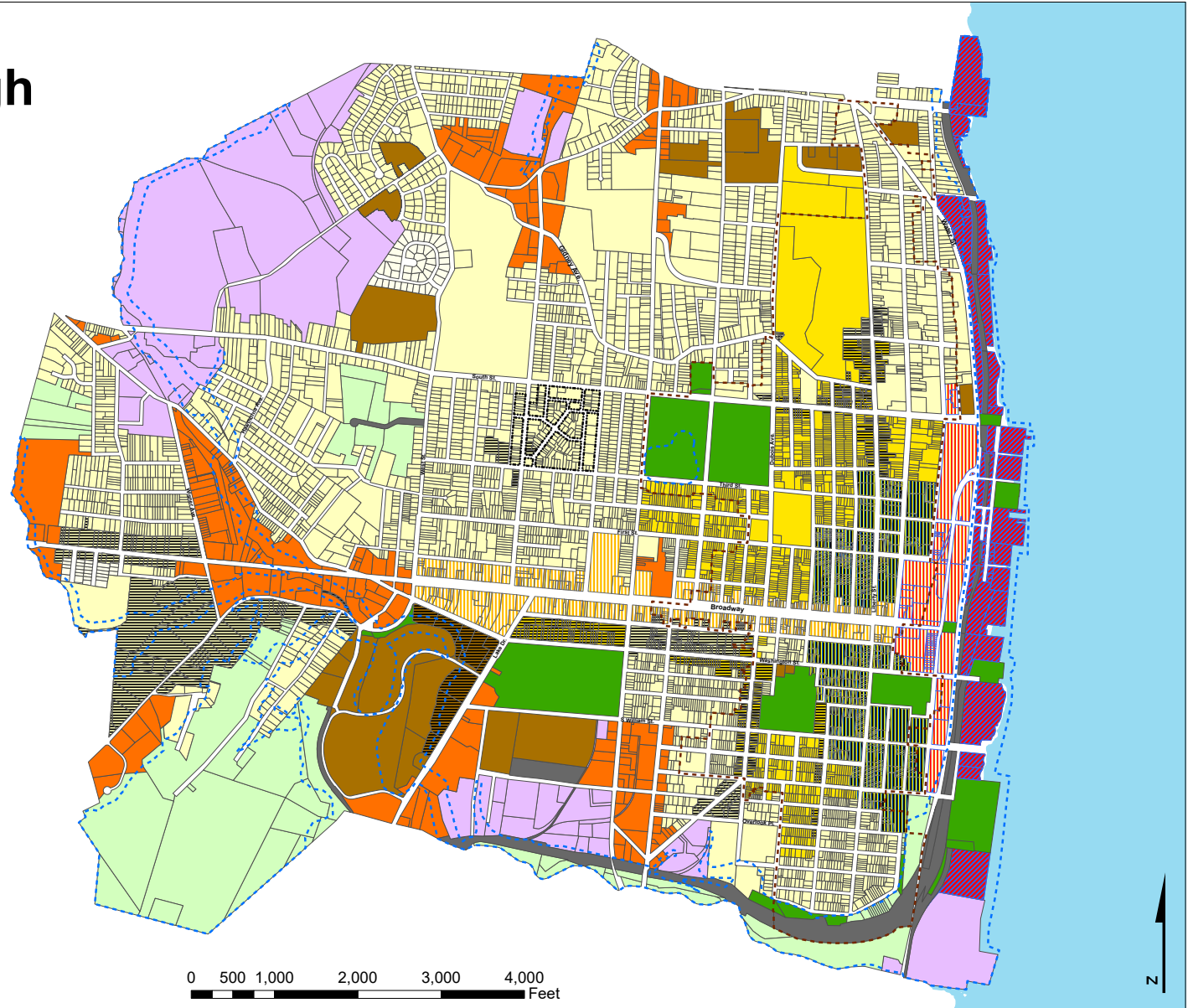
# ZONING MAP

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Building Better Communities With...



## City of Newburgh Zoning



- Historic District
- Waterfront Protection Overlay
- Colonial Terrace Architectural Design District
- Neighborhood Commercial Overlay
- Downtown Neighborhood
- Planned Waterfront District
- Broadway Corridor
- Waterfront Gateway
- Commercial District
- Conservation Development District
- Industrial
- Park
- Residential Single Family
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Right of Way

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# ZONING USES

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Use	R-1	Low-Density Residential	Medium-Density Residential	High-Density Residential	Commercial	Industrial	Neighborhood Commercial Overlay	Conservation Development District	Broadway Corridor (BC)	Downtown Neighborhood (DN)	Waterfront Gateway (WG)	Planned Waterfront District (PWD)
<b>Residential</b>												
Apartment house			P*	P			P*	P*	P	P*	P*	P*
Four-family dwelling			P	P*			P*	P*	P	P*	P*	P*
Two- or three-family dwelling		P*	P	P					P	P	P*	P*
Row or attached dwelling (townhome)		P	P						P*	P	P*	P*
Two-family detached dwelling		P*	P	P					P*	P	P*	P*
One-family detached dwelling	P	P*	P	P					P*	P	P*	P*
Residential care facility			S	S				P*	P	P	P*	P*
Cooperative house		P	P	P					P	P	P*	P*
Accessory apartment	A,S	A	A	A								
Bed-and-breakfast		A,S	A,S	A,S			A,S	A,S	A,S	A,S	A,S	A,S
Short-term in-home lodging	A,S	A	A	A				A	A	A	A	
Boardinghouse		S	S									
Customary home occupation		A,S	A,S	A,S				A,S	A,S	A,S	A,S	A,S
Rooming house					S				S	S	S	S
Mixed use with residential			P*	P*					P*	P*	P*	P*
Live/work			P*	P*					P*	P*	P*	P*
<b>Institutional</b>												
Buildings, uses or facilities of any governmental unit		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Cemetery		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
College/university		P*	P*	P*					P*	P*	P*	P*
Community center		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Parking lot		S	S	S	P	P	P	P*	P*	S	S	S
Community parking lot	S	S	P*	P*	P	P	P	P*	P*	S	S	S
Dormitories		A	A	A	A	A	A	A	A	A	A	A
Hospital			S	A	A			A	A,S	A		
House of worship		P*	P*	P*	A				P*	P*	P*	P*
Membership club					S	S	S	S	P*	P*	P*	P*
Museum					S	S	S	S	P*	P*	P*	P*
Parks, open space, recreational facilities		P	P	P	P	P	P	P*	P	P	P*	P*
Public libraries									P*	P*		
School of general instruction		P*	P*	P*	P*	P*			P*	P*	P*	
<b>Commercial</b>												
Activity facility					P*	P*	P*			P	P	P*
Adult day-care facility				P*		S	P*			P	P	P*
Adult uses					S	S						
Amusement center					P*	P*	P*		S	S		
Animal care facility					S	S			S	S		
Assembly hall				P*	P*	P*			P*		P*	P*
Bank					P*	A	P*					P*
Bar					P*	P*	P*			P*		P*
Billiard parlor					P*	P*	P*		P	P*	P*	P*
Bowling alley					P*	P*	P*		P*	P*	P*	P*
Brewing of malt beverages or distilled spirits primarily for on-site consumption					P*	P*	P*		P*	P*	P*	
Professional office			P	P	P	P	P		P	P	P*	P*
Cabaret					S	S			P	P	P*	P*
Car rental					S	P*			S	S	S	
Child day-care		P*,S	S	S	S		P*		P	P	P*	P*
Cottage industry		S	P	P	S	P*	S		P	P	P*	P*
Drive-thru (bank, restaurant, pharmacy, etc.)						P*			P*	P*	P*	
Funeral home					P*	P*			P*	P*	P*	
Hotel					P*	P*			P*	P*	P*	P*
Laundromat			P*	P*			P*		P	P		
Marina											P*	P*
Movie or professional theater, indoor concert venue				S	S				S	S	S	S
Nursing home			S	S	S		S	S	P*	P*	P*	P*
Office park					P*	P*	P*					
Personal services					P	A	P		P	P	P*	P*
Restaurant					P*	A	P*		P	P	P*	P*
Restaurant, carry-out					P*	A	P*		P	P*	P*	
Restaurant, fast-food					P*	A	P*		P	P*	P*	
Retail					P	A	S		P	P	P*	P*
Retail, neighborhood			S	S	P	A	P		P	P	P*	P*
Self storage					P*	P*						
Shopping center					P*							
Tattoo parlor					P				P	P	P*	P*
Taxi service				S	S	S	S		P*			
Technical school					S	P*	S		S	S	S	
<b>Industrial</b>												
Agriculture		S	S	S	P*	P*	S	S				
Automobile gas station					S	S	S					
Automobile sales					S	S	S					
Automobile service/repair				S	S	S	S					
Automobile wash					S	S	S					
Boat repair						P*						S
Distribution facility/warehouse					P*	P*						
Dry cleaner, commercial laundry					P*	P*	P*		P*			
Industrial uses						P*						
Storage yard					P*	P*	S					
Wholesale					P	P*	P		P*			

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# PROFESSIONAL BIO

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## HILARY RYAN GOLDMAN

NY Licensed RE Salesperson



Hilary Ryan was born and raised in New York's beautiful Hudson Valley. She lived, worked, and studied in Europe for 15 years after attending Tulane University. Her extensive travels and spirit of adventure has taken her to many exotic locations and connected her to an array of interesting people all in the quest to build a wealth of knowledge and broad experience. Thanks to years of dedicated computer work and the curiosity of youth, Hilary is a marketing and social media wiz. She is resourceful, attentive to detail, and dedicated to her work. Animals and sports have always been an important component in her life. This unique talent stack is an asset at any stage of a deal. From meticulous research and working with community planners to the negotiating table and beyond, Hilary is a key advocate for her clients. Real estate doesn't end when the contracts are signed. She believes in building strong relationships professionally and throughout her community.

Let's build something together.

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2021 Top Producer - Silver

2022 Top Producer - Gold

2023 Top Producer - Silver

2022 - NYSCAR President's Award

2021 - 2024 NYSCAR Hudson Valley Board Secretary

2024-2025 NYSCAR Statewide Board Of Govenors

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