



HOULIHAN LAWRENCE  
COMMERCIAL

# 530 N Main St

Brewster, NY 10509

Exclusively Represented By:

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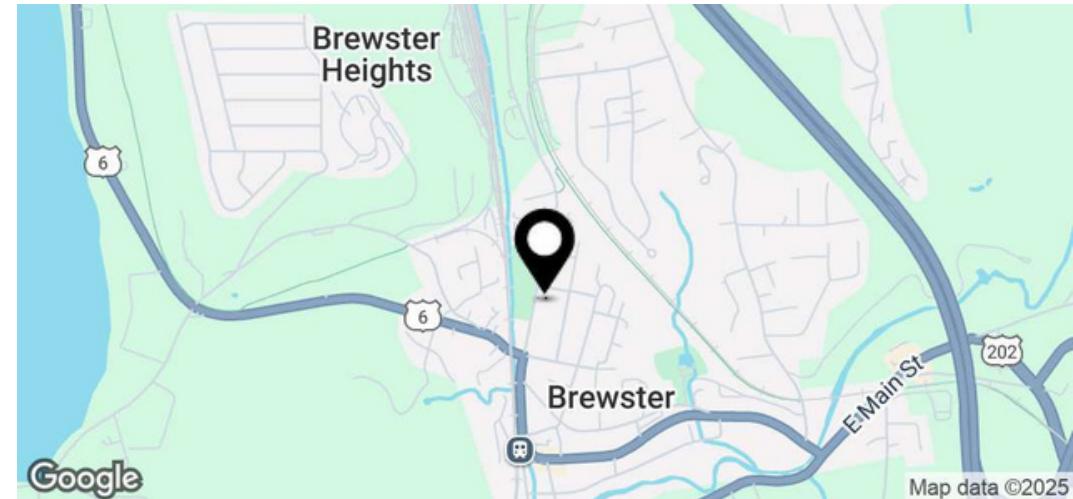
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OFFERED AT  
\$3,900,000

OFFERING MEMORANDUM

# Executive Summary

FOR SALE



## Offering Summary

Price	\$3,900,000
Price / Unit	\$325,000
# of Units	12
NOI	\$282,430.00
# of Floors	3
# of Buildings	1
Building Size	17,280 SF
Cap Rate	7.24%

## Property Overview

Houlihan Lawrence exclusively presents an exceptional investment opportunity at 530 N Main St, Brewster, NY. This modern 17,280 SF building, boasting 12 units, was thoughtfully constructed in 2022. Strategically zoned PB, it offers vast potential for a multifamily/low-rise garden investor. With ample space this 3-story apartment building presents a lucrative prospect for growth and development in the thriving Brewster area.

## Property Highlights

- 2022 Construction, in excellent condition
- Fully occupied with rent upside
- Tenants pay all utilities and water and separately metered
- Each unit is assigned its own separate storage unit on the ground level
- Full walk in laundry room
- Building is fully sprinkled and alarmed
- Minimal landlord management
- In the heart of Brewster Village
- Walkable to Metro-North commuter railroad

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# County Description

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A new Main Street in Brewster -- imagined here in architectural renders shared by the village -- could include new residential buildings for 408 rental units, as well as brewery retail and dining businesses, and a 500-car parking garage.

Located in the southeastern corner of Putnam County, about 60 miles from Manhattan, Brewster has all of the ingredients to become the next Hudson Valley hotspot, particularly for urban dwellers seeking greener pastures, Schoenig believes. Brewster's Metro-North train station is walkable from Main Street, connecting residents to the city in 80 to 90 minutes on a Harlem Line train.

It's that transportation tether to NYC that fuels the village's ambitious redevelopment plan, said Schoenig.

"We have infrastructure we need to take advantage of, and that's what we're doing," said Schoenig. "This isn't about getting rid of people or kicking people out. This is about revitalizing a community to bring it what it should be, instead of just what it is now."

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# Interior Photos

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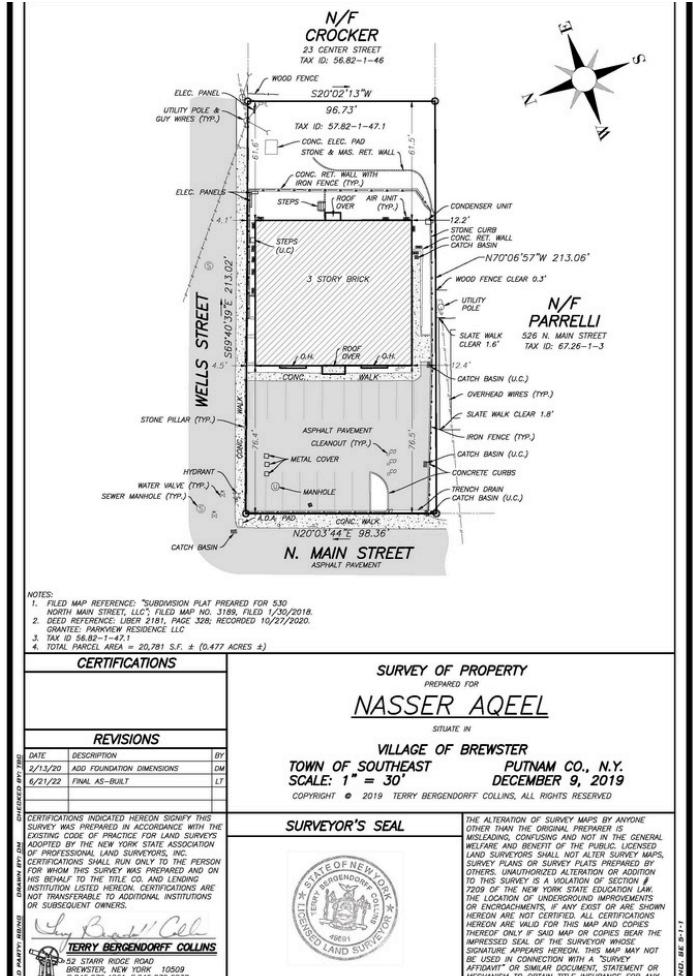


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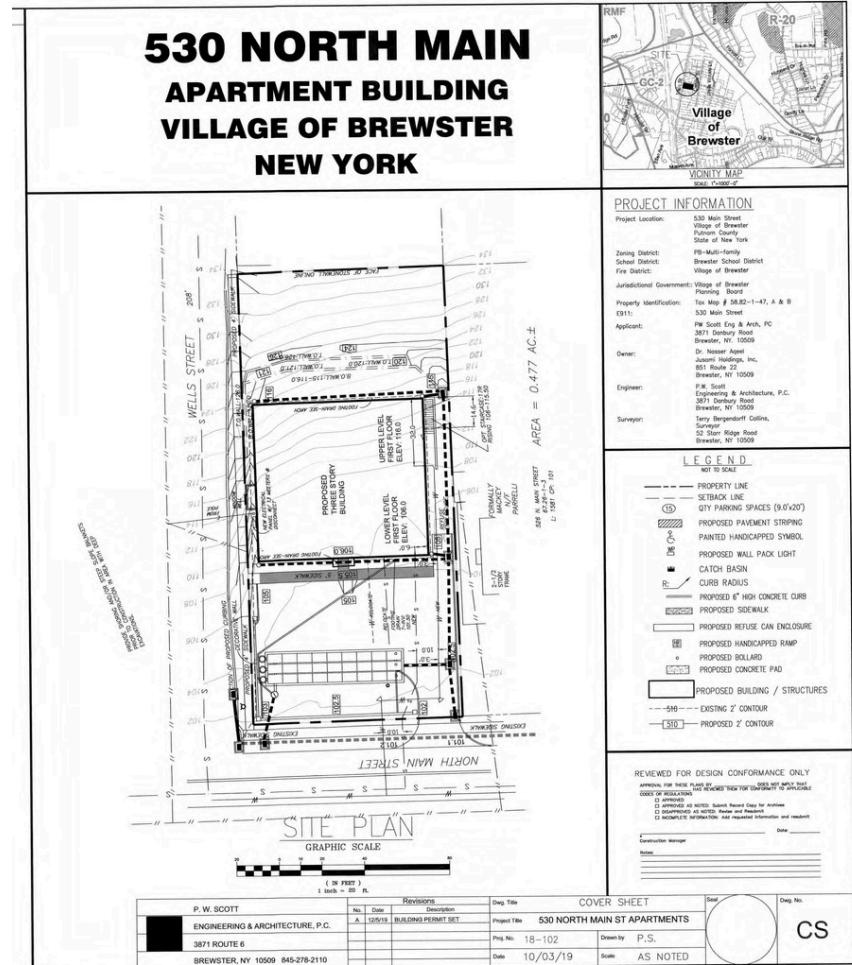
## Plan Photos

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## Survey



# Site Map



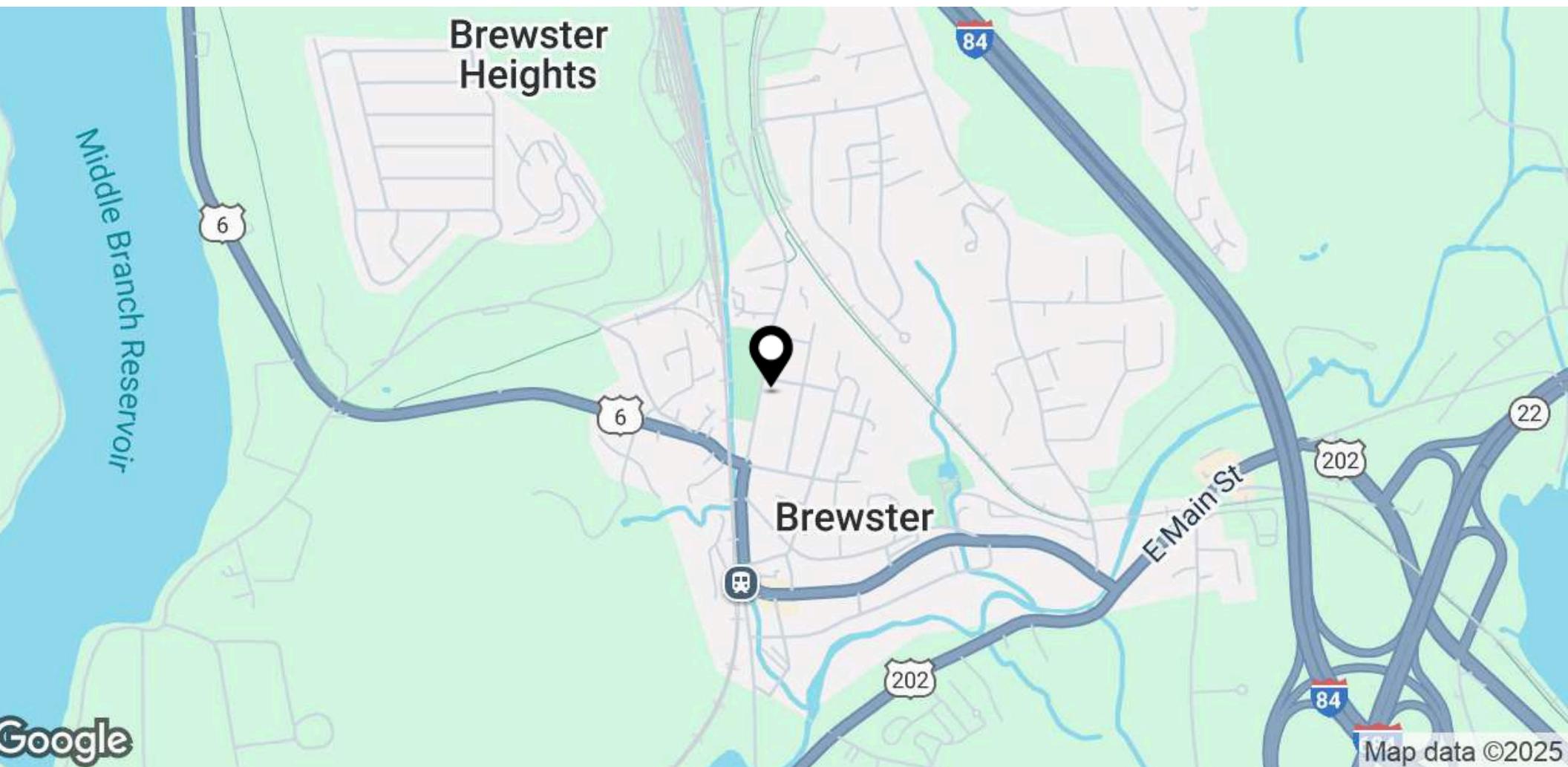
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# Regional Map

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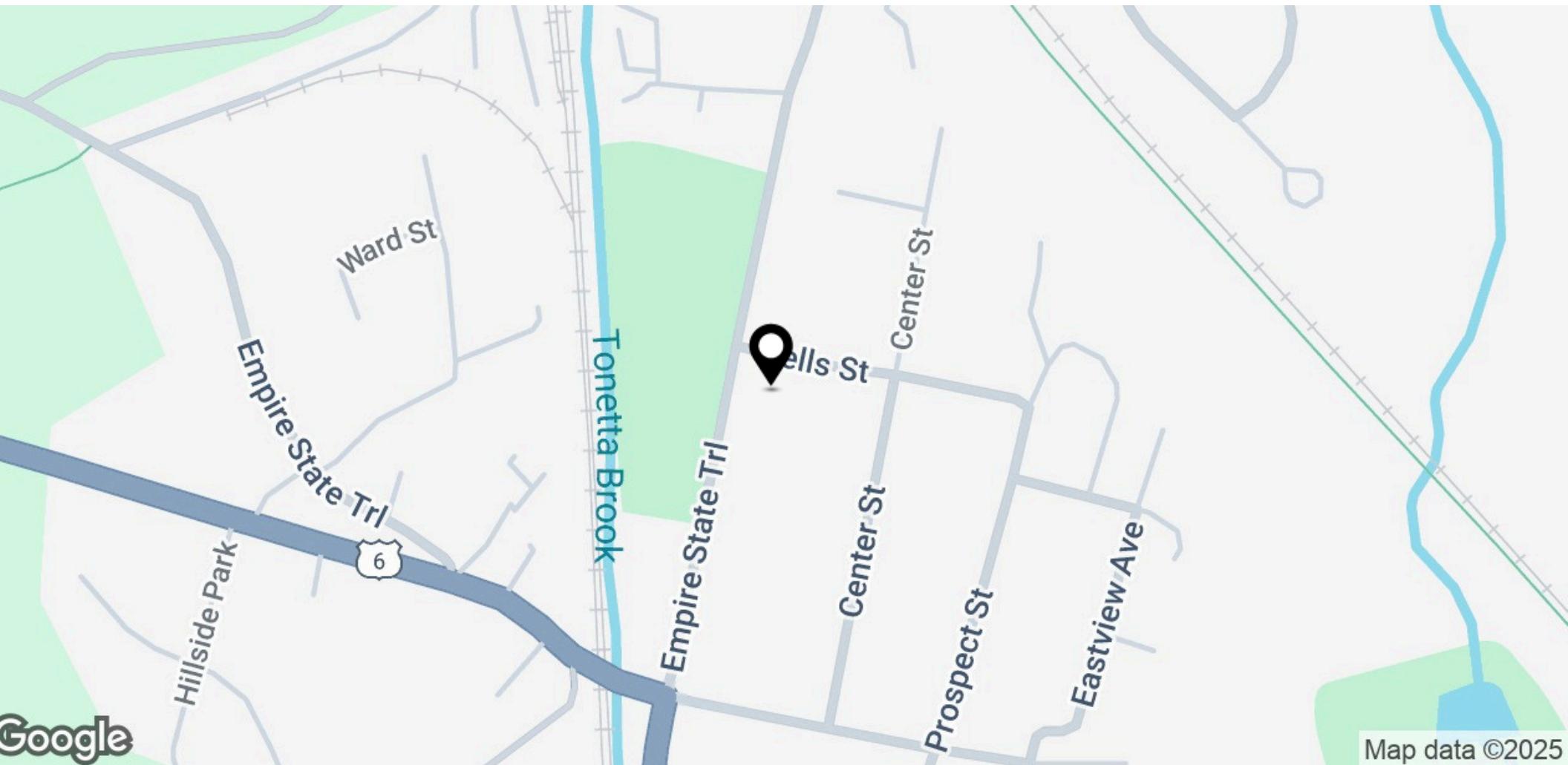
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# Location Map

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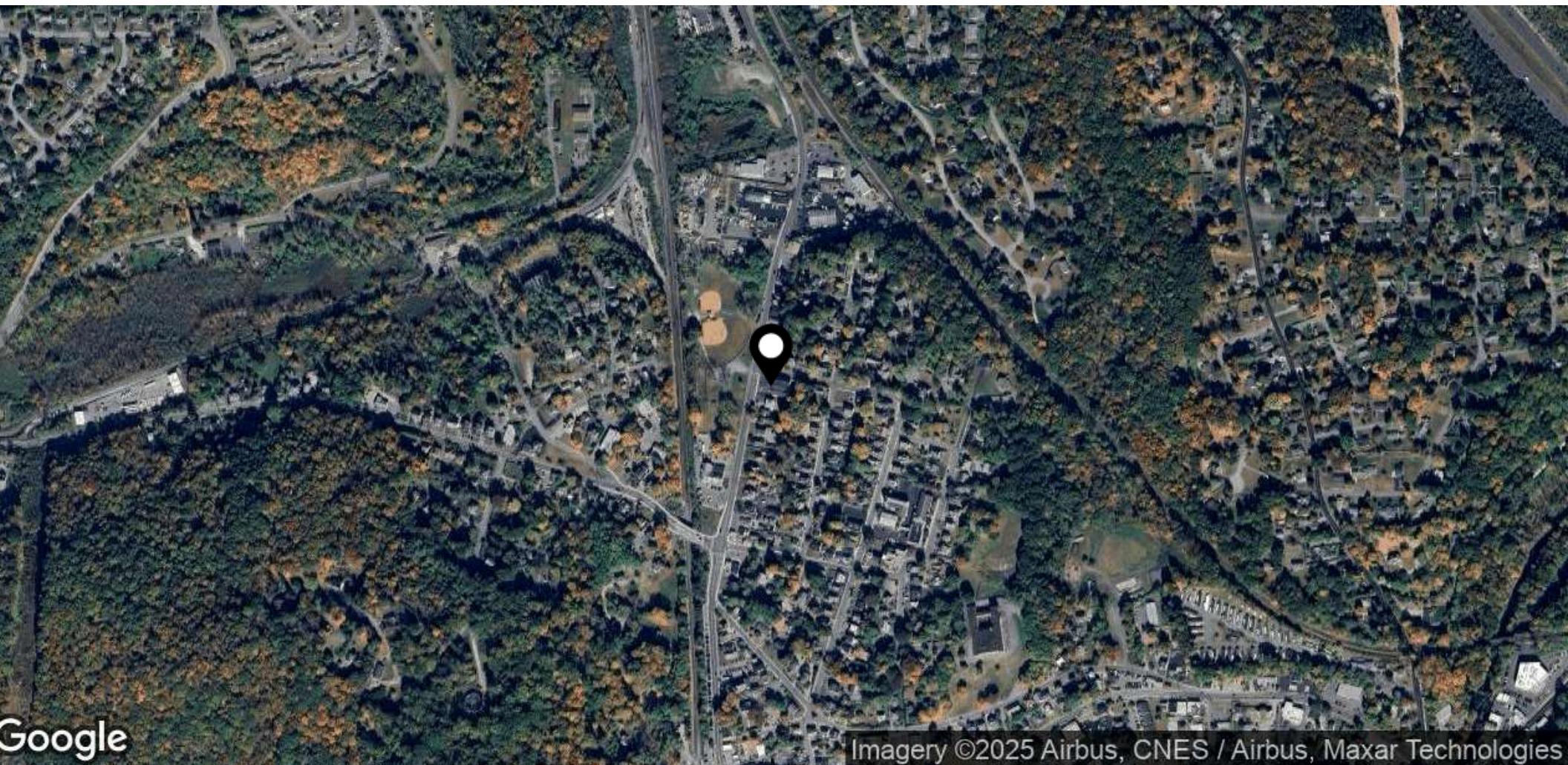
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# Aerial Map

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Google

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