

# Unique Real Estate Opportunity!

153 N Broadway, Nyack, NY



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

*PRESENTED BY:*

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153 N Broadway, Nyack, NY

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MEDICAL OFFICE PROPERTY

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

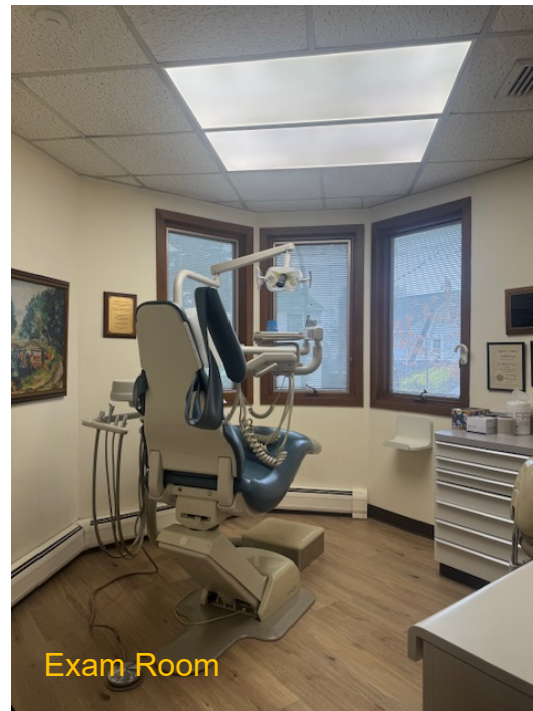
PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



Waiting Room



Exam Room

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,799,000
<b>NUMBER OF UNITS:</b>	2
<b>CURRENT USE:</b>	Dental Office/Apartment
<b># OF EXAM ROOMS:</b>	5 fully equipped plus 1 plumbed
<b>AVAILABLE SF:</b>	Vacant, ready for occupancy
<b>BUILDING:</b>	Free standing building
<b>TOTAL SQ FT:</b>	3,650sf plus basement
<b>PRICE / SF:</b>	\$543.83

## PROPERTY OVERVIEW

Unique opportunity in the historic Village of Nyack, NY. Beautiful property. Walk to Main Street. Wonderful surrounding home and business value. Originally a residential home converted to professional dental office with separate entrance 1 Bedroom Apartment above. Parking in front and large rear yard. Great curb appeal, this free-standing building sits on over a 1/2 acre of property with 120 ft frontage on Broadway north of Main St.

## PROPERTY HIGHLIGHTS

- Turn key dental office
- 2nd flr apartment for tenant income or owner use
- Close to town and major roadways
- Waiting Room, Reception, Patient Restroom
- 5-6 Exam Rooms, large office, lab, break room, private restroom
- Full Basement provides for ample storage
- Potential for expansion or redevelopment



## Property Description



### PROPERTY OVERVIEW

Rare Office and Residential property in heart of Nyack Village in Rockland County, NY. Located on over a half acre of property just north of Main St, this turn key dental office is a rare find with ideal 2nd floor apartment providing for income opportunity or owner's use. The 1st floor office consists of a well-established, fully equipped dental office with 5-6 exam rooms. The charming and comfortable waiting room boasts a brick and marble fireplace and inviting reception desk. Two bathrooms, one for patient use and one for employees, large admin office, break room and lab. The balance of the property provides for ample on-site parking and a beautiful, large rear yard - allowing for possible expansion or redevelopment.



### LOCATION OVERVIEW

Nyack, NY is known for being a vibrant, walkable village on the Hudson River with an active arts community, unique shops, diverse dining, and cultural attractions like the Edward Hopper House & Museum Study Center, the birthplace of the famous realist painter. Its proximity to Manhattan, combined with its historic charm, artistic residents, and outdoor opportunities on the river, attracts artists, writers, musicians, and young professionals seeking a peaceful yet creative environment. Nyack boasts a mix of historic Victorian architecture and modern amenities, offering a charming and walkable downtown area. Historically, Nyack was a significant center for quarrying, boathouse construction, and shoe manufacturing.

Situated on the west bank of the Hudson River, Nyack offers beautiful riverfront views and outdoor access for many activities. Located 20-30 miles and less than an hour's drive from Manhattan, it provides a peaceful suburban feel while still being close to New York City for young professionals. The walkable downtown is known for its array of unique shops, Art and Cultural events and diverse dining experiences with its many popular and authentic ethnic restaurants.

Easy access to Routes 287, 87, 59, 9W, Palisades Interstate Parkway, New York State Thruway, the Mario Cuomo/Tappan Zee and George Washington Bridges.

# Property Details

<b>SALE PRICE</b>	<b>\$1,799,000</b>
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<b>LOCATION INFORMATION</b>	
Building Name	Medical Office / Mixed Use Investment
Street Address	153 N Broadway
City, State, Zip	Nyack, NY 10960
County	Rockland
Road Type	Paved
Nearest Highway	Palisades Interstate Parkway/I-87/I-287
Nearest Airport	Stewart International/Westchester County Airport

<b>BUILDING INFORMATION</b>	
Building Size	3,650SF plus basement
Price / SF	\$543.83
Zoning	1978 Residential converted to dental
Occupancy %	office 0%
Tenancy	Multiple
Condition	Excellent
Roof	pitched, asphalt shingles
Free Standing	Yes
Number Of Buildings	1

<b>PROPERTY DETAILS</b>	
Property Type	Mixed Use Medical Office/Residential
Property Subtype	Free Standing
Property Tax - 2025	\$31,897
Waterfront	No

<b>PARKING &amp; TRANSPORTATION</b>	
Street Parking	Yes
Parking Type	Surface
Parking Description	On-site parking

<b>UTILITIES &amp; AMENITIES</b>	
Heat	2-zone Gas HW BB
HVAC	1 zone, 1st floor only
Handicap Access	Yes
Exterior:	Brick
Interior:	Renovated with increased value in upgraded interiors, separate utilities, multiple entrances



## Additional Photos



Reception Desk



Reception Office

# Additional Photos



Exam Room Hall



Exam Room



Exam Room



Exam Room

# Additional Photos



Reception



Patient Restroom



Employee Restroom



Full Basement

## Additional Photos - 2nd Floor 1Bed/1Bath Apartment



Separate Entrance



Eat In Kitchen



Full Bath



Large Bedroom

MEDICAL OFFICE PROPERTY

# LOCATION INFORMATION

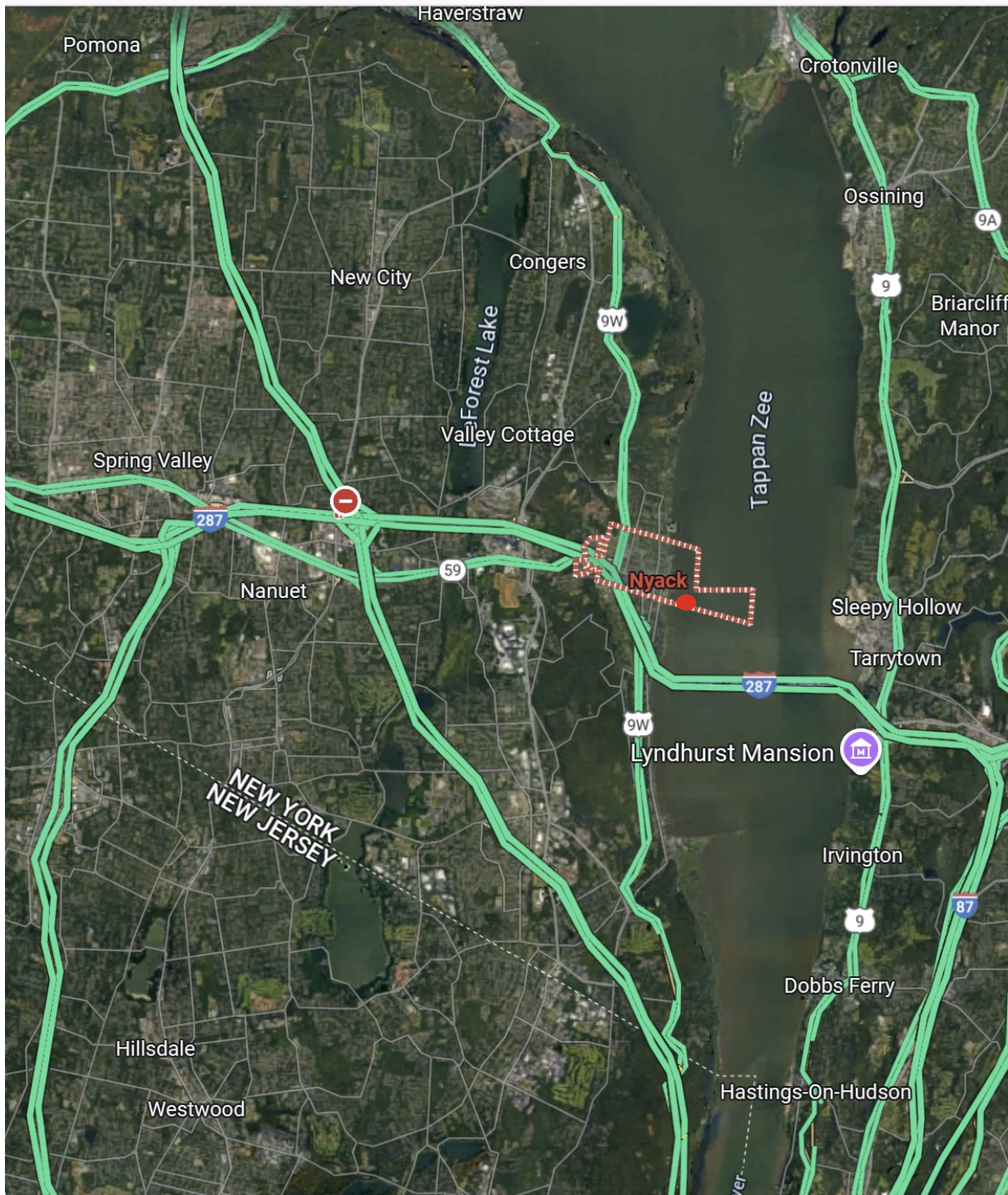
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REGIONAL MAP

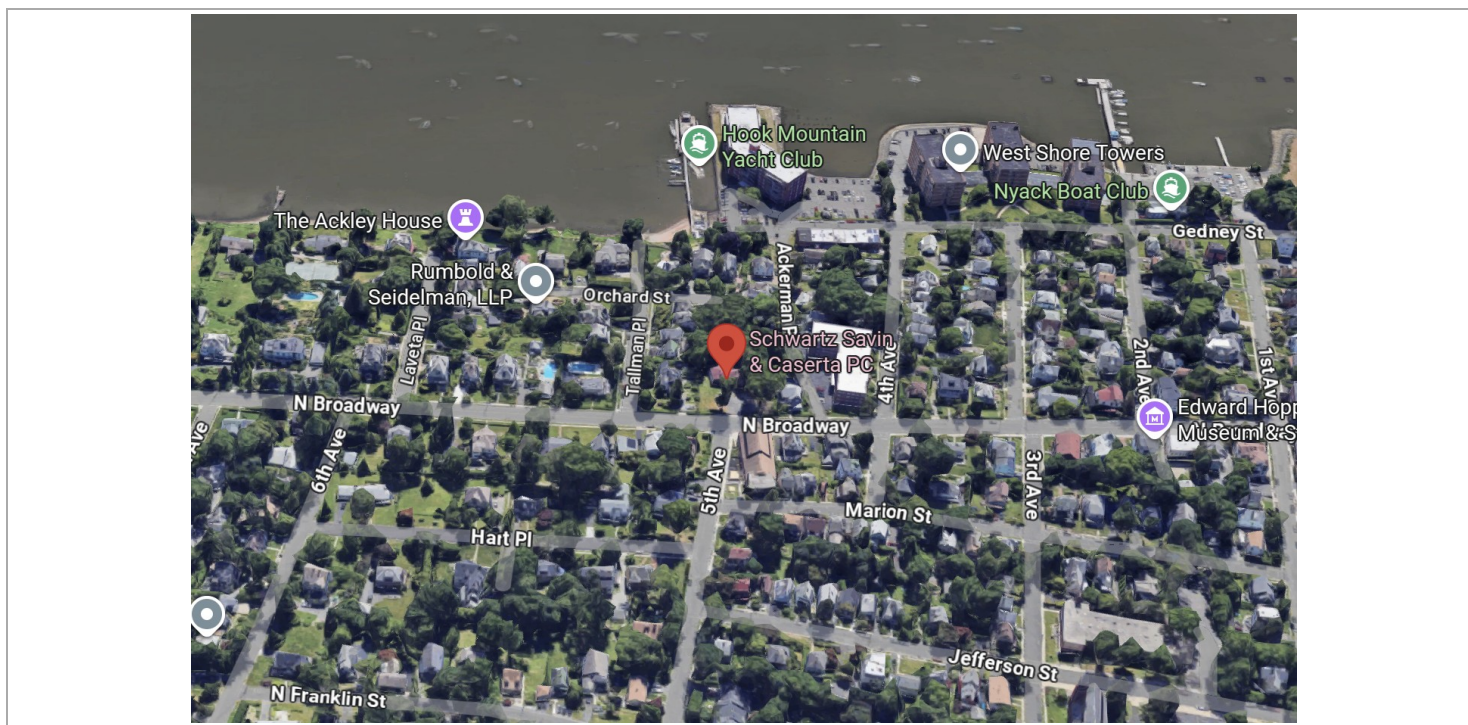
LOCATION MAPS

AERIAL MAP

# Regional Map



# Location Maps



# Aerial Map



MEDICAL OFFICE PROPERTY

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**DEMOGRAPHICS**

**3**

DEMOGRAPHICS

# Demographics



## Nyack

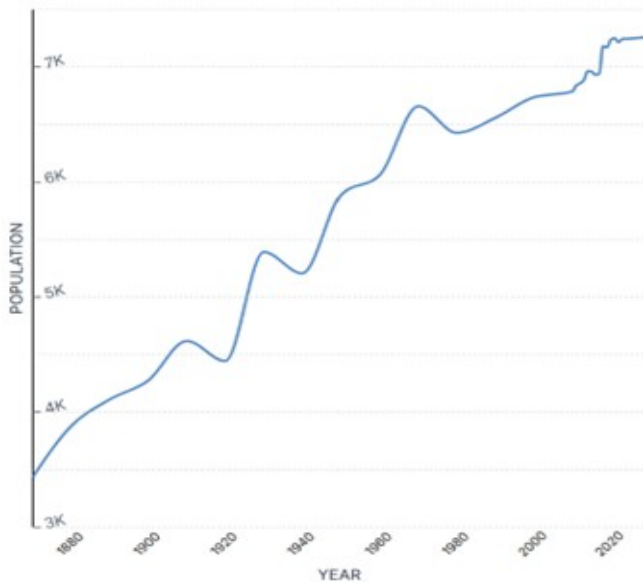
County: Rockland County  
 County Seat: No  
 Area (mi<sup>2</sup>): 0.77  
 State: New York

Nyack is a village located in Rockland County, New York. Nyack has a 2025 population of 7,248. Nyack is currently growing at a rate of 0.03% annually and its population has increased by 0.15% since the most recent census, which recorded a population of 7,237 in 2020.

The average household income in Nyack is \$161,946 with a poverty rate of 6.51%. The median age in Nyack is 39.6 years: 37.3 years for males, and 42.8 years for females.

### Nyack Population

Data after 2023 is projected based on recent change

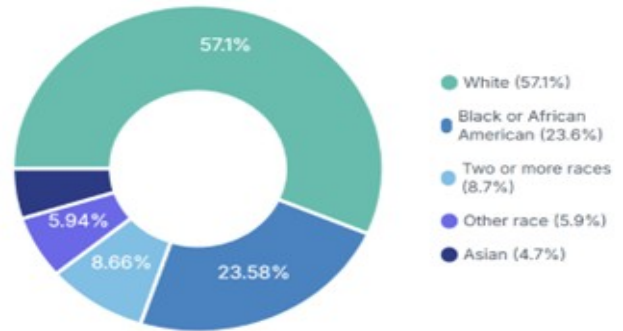


### Demographics

The racial composition of Nyack includes 57.1% White, 23.58% Black or African American, 5.94% other race, 4.71% Asian, and smaller percentages for and multiracial populations.

#### Population by Race

All Hispanic Non-Hispanic



### Economics and Income Statistics

Nyack's average per capita income is \$89,808. Household income levels show a median of \$118,889. The poverty rate stands at 6.51%.

NAME	MEDIAN	MEAN
Married Families	\$178,661	-
Families	\$128,944	\$198,271
Households	\$118,889	\$161,946
Non Families	\$108,712	\$130,426

RACE	POPULATION	PERCENTAGE (OF TOTAL)
White	4,265	57.1%
Black or African American	1,761	23.58%
Two or more races	647	8.66%
Other race	444	5.94%
Asian	352	4.71%

**\$89,808**  
Average Income

**\$118,889**  
Median Household Income

**6.51%**  
Poverty Rate

#### Nyack Marital Status

