

Agent Full

193 Main Street, Ossining, New York 10562, Westchester County

MLS#: **960067**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Mixed Use**

Price: **\$950,000**
DOM/CDOM: **0 / 0**



City/Township: **Ossining** County: **Westchester County**
Post Offc/Town: **Ossining**
Manhattan Section: Neighborhood:
Village: **Ossining** Hamlet/Loc.:
Sub/Devel: Stories in Unit: **2**
Yr Built: **1876** Stories in Bldg: **3**
Yr Blt Effective: Taxable Living Area (GLA):
Property Cond: **Updated/Remodeled** Building Area Total Sqft: **3,600 Other**
Building Name: Acre(s): **0.05**
Waterfront: **No** Lot Size SqFt: **2,178**
Water Frontage Length: Leasable Area:
Water Access: Lease Amount:
Business Type: **Fast Food, Food & Beverage, Residential** Business Name:
Business Desc:
Cross Street:

Public Remarks

Mixed use property in the Village of Ossining. Fully leased -Street level cafe with full Basement. Duplex residential unit above. 1600 SF. Fully renovated with natural light from skylights, 10' Ceilings , Deck and Hudson River Views. Private Fenced yard , Parking for two cars. Many new upgrades including -New Hot water heater, New refrigerator , Shower & toilets for Apartment

Improvement Remarks

Newly renovated throughout-Windows,door, skylights, deck, backyard walls and steps

Interior Features

Appliances:
Laundry: # Residential Units: Total Vacancies:
Flooring: Fireplace:
Basement: **Yes, Storage Space** Elevator: **No**
Accessibility Feat: **Accessible Stairway** Entry Level: **1**
Building Features:
Ceiling Height: **10** Overhead Door Ht:
Office SqFt:

Exterior Features

Lot Feat:
Distance to Train (miles):
Parking: **0/On Street**
Construction: **Unknown**
Foundation: Fencing: **None**
Location Desc: Road Responsibility:
View: Other Structures:
Pool: Sprinkler System:
of Docks: # Drive-In Grade Lvl Doors:
Waterfront Feat: Road Frontage:
Security Features:
of Buildings:
of Units Total:

Systems & Utilities

Cooling: **Wall/Window Unit(s)** Sewer: **Public Sewer**
Heating: **Baseboard** Water: **Public**
Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Trash Collection Public, Water Connected** Water/Sewer Expense:
Electric Co: Other Equip:
Estimated MM Deduct:
Utilities On Abutting Site:

Property/Tax/Legal

Tax ID#: [4203-089-019-00000-000-0015-000-0](#) Taxes Annual: **\$17,944.80** Tax Year: **2025**
Permitted Uses: Assessed Value: **\$551,500** Tax Source:
Building Class: Build To Suit: Investment Prop:
Max Cont Sqft: Min Divisible Sqft: Zoning Code:
Property Attchd: **No** # of Lots:
Inclusions:
Exclusions:

Agent/Broker Info

List Office: [Houlihan Lawrence Commercial \(HOULAW41\)](#) List Agent: [Rich Aponte \(15963\)](#) 
Office Phone: **914-798-4900** Contact #: **914-960-9148**
LA Email: raponte@houlihanlawrence.com

Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent** Showing Contact Ph: **9149609148**
Showing Instructions: **Showing by Appointment only - Call listing broker 24 hours in advance** Showing Contact 2 Ph:
Sentri LB#/Desc:
Directions:

Virtual Tour Branded:
Virtual Tour Unbranded:

Listing/Contract Info

Cap Rate:	Eff Gross Income:	Net Oper Income:
Income/Exp Info:	Gross Income: \$73,200	Operating Expense: \$34,400
Tot Exp Year: 34400	Ann Rental Income: \$73,200	Amortized Over:
Financial Year:	Debt Info:	Due In:
Seller to Consider Concession:	Concession Amount Considered:	Negot Thru: Listing Agent
List Date: 02/11/2026	Owner Name: Pierre E & Judy R Guariglia	
Expiration Date: 08/10/2026	Contract Price:	
Contract Date:	Orig List Price: \$950,000	\$/SqFt: \$263.89
Listing Agreement: Exclusive Right To Sell	Close Price:	\$/SqFt Sold: \$263.89
CDOM: 0	Seller Concessions:	SP%LP/OL: /
Close Date:	Withdrawn Date:	Obligation Date:
Buyer Financing:		
Back On Market Date:		
Cancellation Date:		
Special Listing Conditions: None		
Disclosures:		
Documents Available:		
Agent Only Remarks: Cafe tenant - 100 % Leased - Current lease till 2029 Current rent is \$3000/ Month includes basement. Storefront renovated 2024 , Sewer line upgraded connection to town Sewer System. ConEd - Residential Energy Efficiency Program completed. Apartment is two levels, 800 SF per floor current rent is \$3,100 / Month Apartment renovated in 2002 - New windows and doors , New Stainless steel and Glass Shower, Skylights, New refrigerator & toilets for Apartment. Deck from @nd Floor Kitchen.		

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

© Copyright 2026 OneKey Multiple Listing Service, Inc. - Data believed accurate but not warranted.

Search Criteria

Status is 'Active'
List Agent Key Numeric is 1253289
Co List Agent is 1253289
Selected 1 of 9 results.