

# 80 E MAIN ST, PORT JERVIS

80 E Main St, Port Jervis, NY 12771

**PROPERTY DESCRIPTION**

Price Reduced!! Embrace the potential of this distinguished 3,872 SF building comprising 3 units, zoned NMU (Neighborhood Mixed Use) and strategically located in the sought-after Hudson Valley NY in the heart of the tri-state area of NY, NJ and PA, this property presents a compelling opportunity for office and office building investors which includes a residential component with a 3bd, 2bath 1,300 sqft apartment on the second floor. On the main level there are two separate office suites, plus a large 840 sqft 3-bay detached garage just beyond the rear office. With its rich heritage and versatile layout, this classic building offers the ideal foundation for a wide range of commercial endeavors. Explore the possibilities of this prime property, poised to become the cornerstone of your successful business venture.

**LOCATION DESCRIPTION**

Experience the vibrant commercial opportunities of Port Jervis, NY, surrounded by natural beauty and a perfect blend of business and leisure. Enjoy nearby recreational activities at the Delaware River and explore the historical charm and cultural attractions of downtown Port Jervis. With proximity to major transportation routes, this location is an ideal destination for businesses seeking a dynamic and interconnected environment.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JAY FEINBERG**

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**PROPERTY HIGHLIGHTS**

- 3,872 SF building
- Prime Hudson Valley NY location
- Large 3 bay 840 sq ft garage
- 3 units
- Zoned NMU
- Commercial water and sewer
- Close to I-84

**OFFERING SUMMARY**

Sale Price:	<b>\$449,000</b>
Number of Units:	3 plus large garage
Lot Size:	0.24 Acres
Building Size:	3,872 SF

**MIXED USE FOR SALE**

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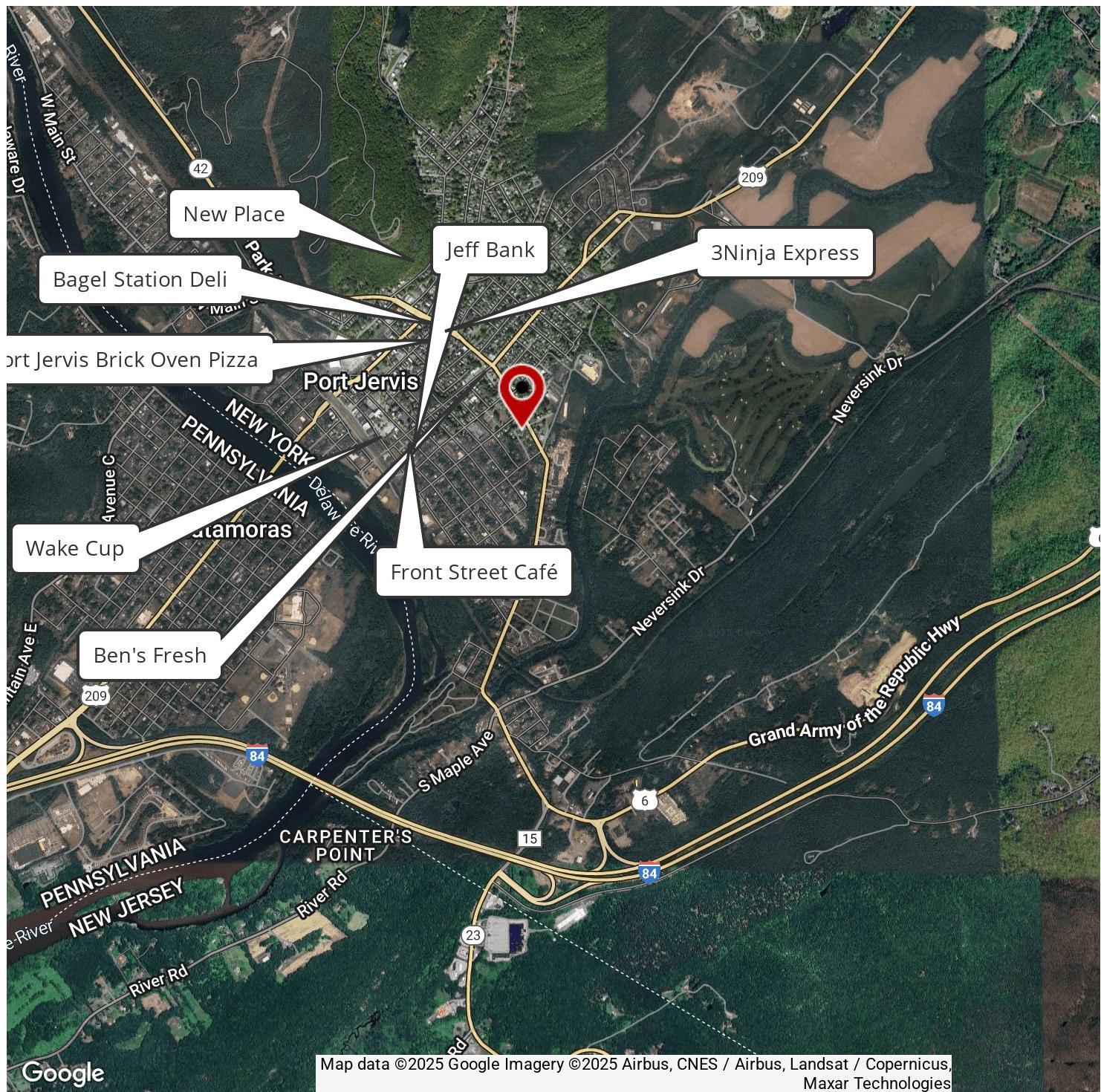
## KW COMMERCIAL

9 Bert Crawford Rd  
Middletown, NY 10940

## MIXED USE FOR SALE

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