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149 Main St.
Cold Spring NY
10516



2 INVESTMENT BUNDLED PROPERTIES FOR SALE



222 Bloomingdale Road Suite 114
White Plains NY 10605

145 Main St. Cold
Spring NY 10516



INCOME	149 Main St.		PROJECTED		Lease end	145 Main St.		PROJECTED		Lease end
Space 1	APT. A (2 BR)	\$ 2,450	\$ 2,500	8/1/30	1A	\$ 1,325	\$ 1,475	June 2031		
Space 2	APT. 1 (1BR)	\$ 2,225	\$ 2,400	7/1/26	1B	\$ 2,650	\$ 2,900	June 2031		
Space 3	APT. 2 (1BR)	\$ 2,100	\$ 2,200	8/1/25	2	\$ 2,500	\$ 2,700	June 2031		
Space 4	APT. 3 (2BR)	\$ 2,400	\$ 2,750	11/1/26	Parking		\$ 300			
Space 5	APT. 4 (2BR)	\$ 2,500	\$ 3,000	11/2/26	Parking		\$ 300			
Space 6					Parking		\$ 300			
Total Monthly		\$ 11,675	\$ 12,850			\$ 6,475	\$ 7,975			
Total Monthly	\$ 18,150				Monthly Projected \$ 20,825					
GRAND TOTAL YEAR	\$ 217,800				GRAND TOTAL PROJECTED \$ 249,900					
					EXPENSES					
TRUE EXPENSES	149				145					
Taxes- town										
Taxes-county		\$3,800				\$2,265				
Taxes- school		\$12,591				\$6,884				
Water/Sewer		\$5,000				\$3,000				
Insurance		\$6,000				\$5,000				
Heat	Paid by tenant	6000			Paid by tenant					
Electric	Paid by tenant	2000			Paid by tenant					
Total		\$ 35,391				\$ 17,149				

ACTUAL			Projected Income		
TOTAL GROSS INCOME	\$	217,800	TOTAL GROSS INCOME	\$	249,900
TOTAL EXPENSES	\$	52,540	TOTAL EXPENSES	\$	52,540
TOTAL NET INCOME	\$	165,260	TOTAL NET INCOME	\$	197,360
OFFERED FOR SALE	\$	2,900,000	OFFERED FOR SALE	\$	2,900,000
NOI (CAP RATE)		5.70%	NOI (CAP RATE)		6.81%

149 Main St.

5-Tenant Building in the Heart of Cold Spring

Located on beautiful Main Street, this property is just steps away from local shops, restaurants, and within walking distance to the Metro-North train station. Experience the best of Cold Spring with easy access to everything the town has to offer, from scenic views to a vibrant community. Perfect for those seeking convenience, charm, and a thriving local scene.

145 Main St.

Prime Commercial Property for Sale – 3 Storefronts on Main Street, Cold Spring

Seize this rare opportunity to own a highly desirable commercial property in the heart of Cold Spring's picturesque and bustling Main Street! This prime location is surrounded by popular restaurants, boutique shops, and high foot traffic, making it ideal for new or expanding businesses.

Property Highlights:

- ✓ Three storefronts with great visibility and frontage
- ✓ Prime location – steps from restaurants, shops, and local attractions
 - ✓ High pedestrian and tourist traffic year-round
 - ✓ Perfect for retail, café, office space, or specialty businesses

This is an incredible investment opportunity in a charming and thriving Hudson Valley town. Don't miss your chance to own a piece of Cold Spring's vibrant Main Street!

General Interior: General Interior- Photos

