

91 MAIN STREET NYACK NY



EAC Properties is proud to present for sale 91 Main Street, 8,168 SF free-standing building, in the heart of Nyack, New York. Formerly used as a restaurant and lounge, this 2020-fully renovated building offers 3 stories of patron area, an atrium-style floor plan, a full commercial kitchen in the lower level including a American draft system, and street-facing balconies on each level. Fully ADA-compliant, with elevator that runs from the lower level to the roof. Sweeping views of the Hudson with engineered plans for outdoor rooftop seating. Located in DMU-1 zone, a highly desirable mixed-use development area undergoing massive growth through public/private partnerships.

CONTACT

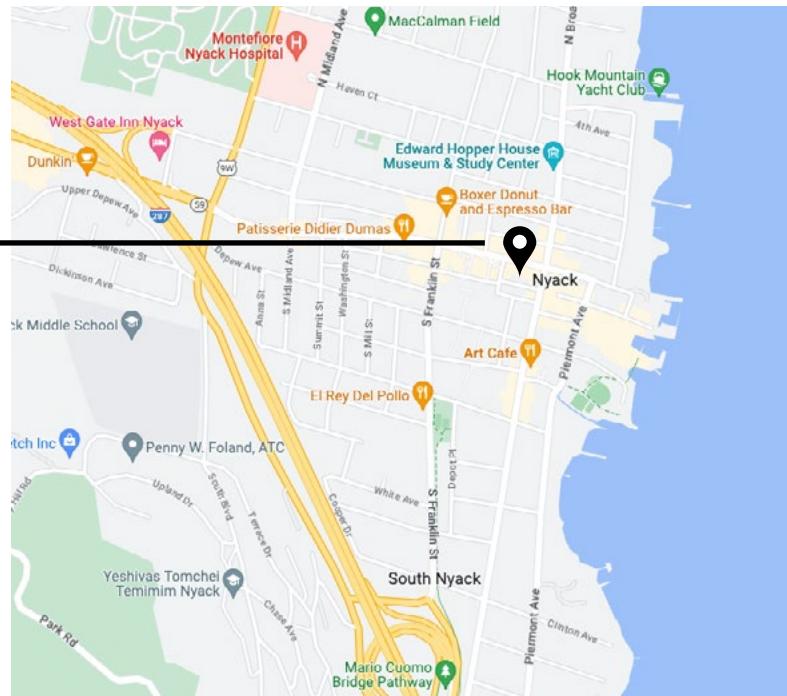
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PROPERTY AVAILABLE FOR SALE

Price available on request.

- 8,168 SF over 3 floors including lower level kitchen
- DMU-1 zoning, potential conversion to retail or residential
- Grand staircase plus basement to roof elevator and secondary back stairwell
- Bars on all three floors
- Customer restrooms on 1st and 3rd floors
- Engineered for outdoor rooftop seating with river views
- Self-supported, floating concert stage w/state-of-art sound system and LED lighting
- Significant capital improvements in 2020 (partial list):
 - Roof replacement
 - All new kitchen equipment
 - American Draft system
 - Updates to electrical, fire, and plumbing
 - Bathrooms renovated
 - Refinished floors
 - New acoustic ceiling on all three levels
- \$40.8M invested in surrounding infrastructure, commercial and residential development, job growth and quality of life through DRI/NYF award*



DEMOGRAPHICS

Population 2022:

Nyack, 10960: 14,826 • Rockland County: 339,932

Average Household Income:

Nyack, 10960 2022: \$160,214 • Nyack, 10960 2027: \$186,409

Average Disposable Income 2022:

Nyack, 10960: \$108,746 • Rockland County: \$104,224

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.



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