



Asking Price: \$3,879,000
Inquire about Income & Expense

91 Main St, Dobbs Ferry, NY 10522

Exceptional Mixed-Use Investment Opportunity

91 Main St. boasts a strategic location at the heart of Dobbs Ferry, ensuring high visibility and accessibility for potential tenants or buyers. Thriving ground floor Commercial Spaces, a bustling loan depot and a popular barbershop, benefit from the steady foot traffic. With the additional 4 residential units above, this property delivers consistent rental income for investors.

- **Mixed - Use: Residential & Commercial**
- **3 Commercial Spaces**
- **2 Thriving Retail Stores**
- **4,791 SF**
- **55 FT of Frontage on Main St.**
- **6 Modern Apartment Units**
- **Inquire Within for Pricing**



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Renovated Residential Units: Upstairs, renovated residential units provide comfortable living spaces, appealing to tenants seeking the convenience of urban living combined with the charm of a close-knit community. The mixed-use property at 91 Main Street is a three (3) story, mixed use building containing two (2) ground floor retail/ office units and four (4) residential units. The second (2nd) floor contains two (2), two (2) bedroom units, each equipped with one (1) bathroom. The third (3rd) floor contains one (1), two (2) bedroom unit and a one (1) bedroom unit which has two (2) full bathrooms. The units are all similar in size. The subject has a fenced backyard and no onsite parking. The properties boast fifty-five (55) feet of frontage on Main Street which also includes the lot at 89 which could be developed. Currently being used as additional parking. for 91 Main St property.