

33 W CENTRAL AVENUE

PEARL RIVER, NY 10965

RETAIL PROPERTY FOR SALE



Property Description

An exceptional chance awaits with this impeccably situated mixed-use building in the vibrant heart of downtown Pearl River. This well-established bar/restaurant has an open serving area, a room with a stage, multiple restrooms, a turnkey kitchen, a bar, and a large outdoor patio. There are six boarding house units that each have their own bathroom. The sale includes both the business and the property. Please reach out for additional information.

Property Highlights

- 5,528 SF building suitable for retail or commercial use
- Zoned for commercial use (CC)
- High visibility and traffic on W Central Avenue
- Well-maintained structure with recent improvements to mechanicals

Offering Summary

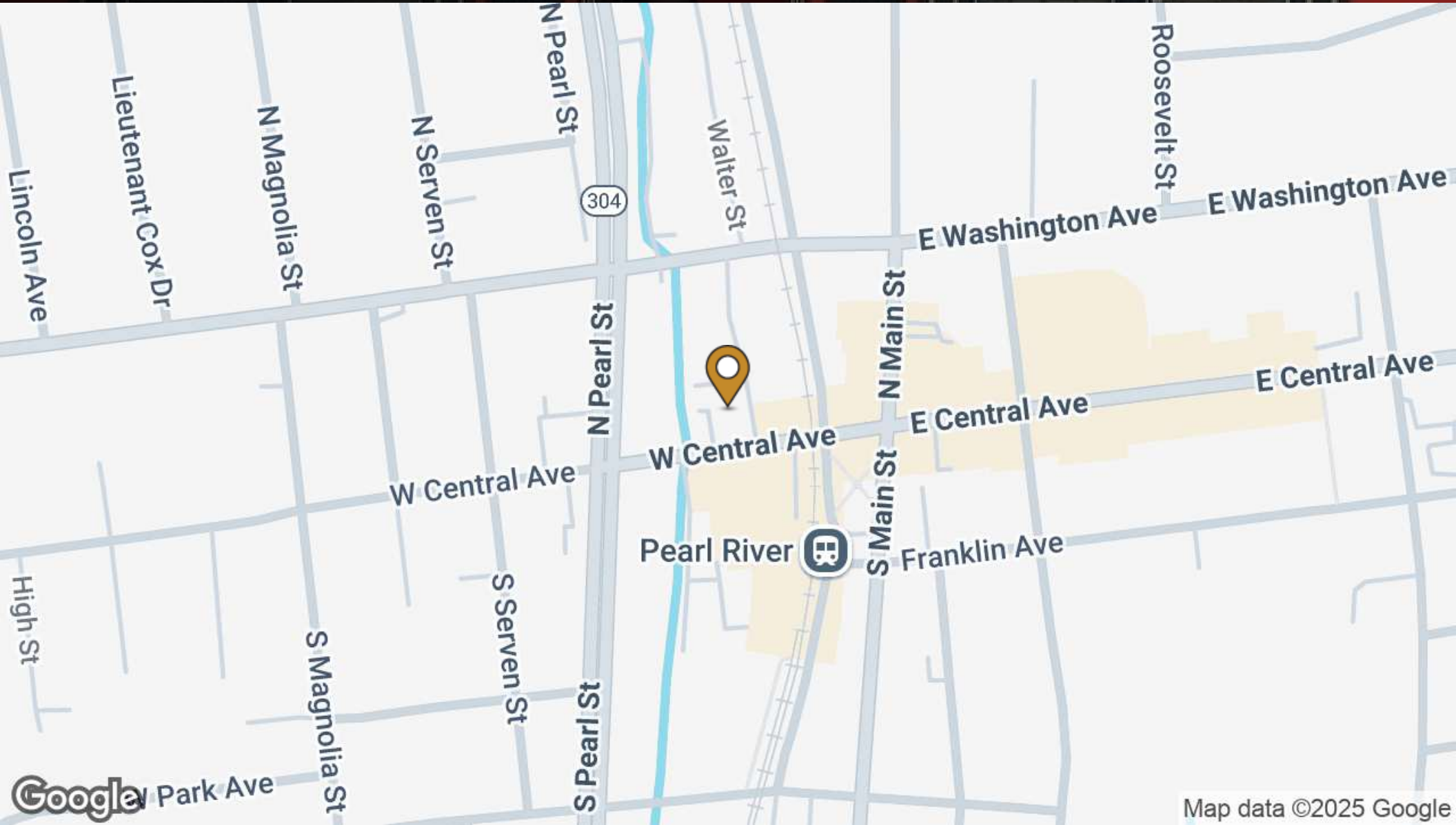
Sale Price:	\$1,195,000
Building Size:	5,528 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	558	1,457	4,298
Total Population	1,497	3,833	11,753
Average HH Income	\$168,005	\$164,003	\$166,743

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Map data ©2025 Google

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,497	3,833	11,753
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	558	1,457	4,298
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$168,005	\$164,003	\$166,743
Average House Value	\$627,868	\$646,967	\$682,736

Demographics data derived from AlphaMap

