



**\$1,500,000**

ASKING PRICE

**6,820 SF**

GROSS BUILDING AREA

**\$220/SF**

PRICE PER SF

**3-Story**

BUILDING TYPE

**Walk Score 94**

WALKER'S PARADISE

## INVESTMENT THESIS

85 Main Street presents a rare opportunity to acquire a 6,820 SF, three-story mixed-use building on Nyack's premier retail corridor — one of the most walkable downtowns in the Hudson Valley with a Walk Score of 94. The building delivers multiple income streams across food & beverage, specialty retail, and professional/educational tenancy with additional value-add upside through lease-up of the vacant ground-floor storefront. Zoned DMU-1 (Downtown Mixed Use), the asset supports continued mixed-use operation or future residential conversion on upper floors consistent with the submarket's strong demand fundamentals. Offered at \$220/SF — a compelling basis for income investors and owner-users alike.



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## INVESTMENT HIGHLIGHTS

### PRIME MAIN STREET ADDRESS

Located on Nyack's high-traffic downtown retail corridor, steps from Hudson Riverfront, galleries, dining, and public transit. Walk Score 94 (Walker's Paradise) drives consistent foot traffic and tenant demand.

### MULTI-TENANT INCOME DIVERSIFICATION

Three established tenants across food & beverage, specialty retail, and professional/educational use — diversified income streams reduce single-tenant vacancy risk and provide a stable operating base.

### VALUE-ADD LEASE-UP OPPORTUNITY

Ground-floor storefront vacancy provides immediate upside. Market rents along Main St. Nyack command strong demand from food & beverage and boutique retail operators. Lease-up stabilizes NOI and compresses cap rate.

### DMU-1 ZONING — MAXIMUM FLEXIBILITY

Downtown Mixed Use-1 district permits retail, restaurant, office, residential, and mixed-use by right. Upper floor residential conversion or live-work configuration represents a credible repositioning scenario in a market with constrained housing supply.

### PROVEN FOOD & BEVERAGE INFRASTRUCTURE

Building includes multiple commercial kitchen buildouts with hood systems, grease traps, and restaurant-grade plumbing — a significant capital advantage for incoming F&B tenants and a barrier to entry versus raw shell space alternatives.

### OWNER-USER OR INVESTMENT ACQUISITION

Flexible acquisition thesis: income investor targeting stabilized multi-tenant yield, or owner-user occupying one suite while collecting rent on remaining units. SBA 504 eligibility available for owner-occupants with as little as 10% down on qualifying structures.



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## PROPERTY OVERVIEW

### BUILDING SPECIFICATIONS

### SITE & PARCEL DETAILS

## TENANT / OCCUPANCY SUMMARY

TENANT	SUITE / USE	MONTHLY	ANNUAL	LEASE	NOTES
TENANT	USE	FLOOR	SF	LEASE TERM	ANNUAL RENT
Montessori Center of Nyack	Educational	Upper	—	—	—
Nick & Kijel Inc	Restaurant/F&B	Ground	—	—	—
Palmieri Wines & Spirit	Specialty Retail	Ground	—	—	—
Vacant Storefront	Retail/F&B	Ground	—	Available	—



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## FINANCIAL SUMMARY

### PRICING & RETURNS

### INCOME SUMMARY



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## LOCATION OVERVIEW — SUBMARKET

Nyack, New York sits on the western bank of the Hudson River at the foot of the Tappan Zee Bridge (Governor Mario M. Cuomo Bridge) — 25 miles north of Midtown Manhattan. The Village of Nyack is Rockland County's premier destination retail and dining district, anchored by a dense downtown core with over 80 boutique retailers, restaurants, and galleries concentrated along Main Street and Broadway. The submarket draws from a regional trade area exceeding 300,000 residents and benefits from strong weekend visitor traffic from Westchester County, Bergen County NJ, and Manhattan.

The location is served by Short Line/Coach USA bus service with direct routes to the Port Authority Bus Terminal, and is within 10 minutes of the Tarrytown and Nanuet Metro-North stations. Montefiore Nyack Hospital — a major regional employer with over 1,000 staff — is located within 0.5 miles, providing a sustained patient and employee traffic base for ground-floor food & beverage and retail tenants.

## REGIONAL CONNECTIVITY

Distance to NYC (Midtown)	<b>~25 Miles / 35 Min by Bus</b>
Governor Mario M. Cuomo Br	<b>0.5 Miles</b>
Route 9W (Regional Arteria)	<b>0.1 Miles</b>
Montefiore Nyack Hospital	<b>0.4 Miles</b>
Tarrytown Metro-North	<b>~8 Miles / 15 Min</b>
Short Line Bus (NYC Direct)	<b>Walking Distance</b>

## TRADE AREA DEMOGRAPHICS

Population (5-Mi.)	<b>~185,000</b>
Avg. HH Income (5-Mi.)	<b>~\$112,000</b>
Daytime Population	<b>High — Hospital/Commercial Core</b>
Foot Traffic (Main St.)	<b>Walk Score 94 — Walker's Paradise</b>
Retail Vacancy (Nyack)	<b>Sub-5% (historically)</b>
Weekend Visitor Demand	<b>Strong — Regional Destination</b>



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COMPARABLE SALES — ROCKLAND COUNTY COMMERCIAL



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## ZONING & USE RIGHTS — DMU-1 (DOWNTOWN MIXED USE-1)

District: **DMU-1 (Downtown Mixed Use-1)**  
 Source: **Village of Nyack / ecode360**

## PERMITTED & SPECIAL PERMIT USES

USE CATEGORY	SPECIFIC USES	STATUS
<b>Retail / Storefront</b>	General Retail, Specialty Retail, Restaurants, Cafes	Permitted
<b>Food Service / F&amp;B</b>	Full-service, fast casual, takeout, bakery	Permitted
<b>Professional Office</b>	Business, legal, medical, educational	Permitted
<b>Educational Use</b>	Private school, tutoring centers, enrichment programs	Permitted
<b>Residential (Upper Fl.)</b>	Apartments, live-work units above ground floor	Permitted
<b>Mixed-Use</b>	Combined retail/residential — established use type	Permitted

DMU-1 is Nyack's most permissive downtown zone, designed to encourage active street-level commercial uses with residential opportunity on upper floors. Buyer to verify all use rights with the Village of Nyack Building Department.

## HIGHEST & BEST USE SCENARIOS

SCENARIO	DESCRIPTION	FEASIBILITY
<b>Continue Multi-Tenant</b>	Stabilize existing income with lease-up of vacant storefront; hold for yield	Low
<b>Upper-Floor Residential Conversion</b>	Convert 2nd/3rd floor office to market-rate apartments; DMU-1 permits by right	Moderate
<b>Owner-User Occupy + Rent Roll</b>	Occupy one suite; collect market rents on remaining units; SBA 504 eligible	Low



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## FINANCING OVERVIEW — SBA 504 & CONVENTIONAL

85 Main Street supports multiple capital structures depending on buyer profile and occupancy strategy. Owner-occupants utilizing at least 51% of the building may qualify for SBA 504 financing at favorable LTV with as little as 10% equity, subject to lender underwriting. Conventional investment financing is available for fully income-producing properties; terms will be influenced by in-place NOI and stabilized projections. Buyers are encouraged to engage a commercial mortgage advisor familiar with mixed-use Nyack submarket comps.

STRUCTURE	LOAN-TO-VALUE	EST. RATE	DOWN PAYMENT	USE CASE
<b>SBA 504</b>	~80-90% LTV	Market Fixed	~10-15%	Owner-Occupant
<b>Conv. Commercial</b>	~65-75% LTV	Market Rate	~25-35%	Investor/Multi-Tenant
<b>Seller Carry</b>	Negotiable	Negotiable	Negotiable	Qualified Buyers

Financing scenarios are illustrative only and subject to lender underwriting, borrower qualification, and prevailing market rates. Consult a licensed mortgage advisor.



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## ASSUMPTIONS & LIMITING CONDITIONS

1. All information is derived from public records, LoopNet, and seller-provided data. Buyers are advised to conduct independent due diligence on all physical, legal, financial, and environmental matters prior to closing.
2. Individual tenant square footage, lease terms, and in-place rents are subject to verification via executed leases. Rent roll will be provided upon execution of a Confidentiality Agreement.
3. Zoning information is believed accurate based on Village of Nyack municipal code (DMU-1). Buyers must verify all permitted uses with the Village Building Department.
4. Year Built (1960) sourced from LoopNet / CoStar. Buyer to verify via tax records, PropertyShark, or local building department.
5. Comparable sales data is indicative of submarket range and has not been independently verified. Formal comp analysis available upon request.
6. This Offering Memorandum is confidential and intended solely for the named recipient. Reproduction or distribution without prior written consent of The Chang Collective | Rand Commercial is prohibited.

## RECOMMENDED NEXT STEPS

- 1 Execute Non-Disclosure / Confidentiality Agreement to receive full rent roll, lease abstracts, and verified financial package.
- 2 Schedule property tour with Michael Chang — contact (845) 875-7244 or michael.chang@randcommercial.com.
- 3 Submit Letter of Intent (LOI) with proposed price, terms, and diligence period.
- 4 Buyer to engage legal and financial advisors; seller to provide access to lease documents, utility bills, and operating history upon mutual execution.



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