



91 Main Street , Nyack, NY 10960



Call For Pricing 8,168 SF Retail Building

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Property Highlights

EAC Properties is proud to present for sale 91 Main Street, an 8,168 SF free-standing building in the heart of Nyack, New York. Formerly used as a restaurant and music venue/lounge, this 2020-fully renovated building offers three stories of patron area, an atrium-style floor plan, a full commercial kitchen on the lower level, an American draft system, and street-facing balconies on each level. Fully ADA-compliant, with an elevator that runs from the lower level to the roof. Sweeping views of the Hudson with engineered for the roof-top patio. A cantilevered concert stage floats in the middle of the atrium, making it visible throughout the space. With major renovations completed in 2020, including a new roof, new kitchen equipment, updated electrical, fire, and plumbing, renovated bathrooms, refinished floors, and new acoustic ceilings on each level, to name just a few items. Each of the three levels has its bar, and patron restrooms are available on the 1st and 3rd floors.

Located in DMU-1 zone, this highly desirable mixed-use development area is already undergoing massive growth through public/private partnerships (\$40.8M invested through DRI/NYF award!)



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Trumbull, CT 06611

EAC Properties LLC

in affiliation with KW Commercial



Property Facts

LOCATION INFORMATION			
City/Town	Orangetown	Zoning	C-1
Village	NYACK	Section	66.38
School District	Nyack	Flood Zone Code	X
Zip Code Property	10960	Flood Zone Panel	36087C0183G
Census Tract	131.02	Flood Zone Date	03/03/2014
Carrier Route	C012		

TAX INFORMATION			
Tax ID	392403.066.038-0001-047.000/0000	Lot	47
SWIS	392403	% Improved	76%
Block	1		
Legal Description	3/133/1361/4		
APN	392403-066-038-0001-047-000-0000	Total Tax, Less Exemptions, Plus Relevy	\$36,232
Parcel ID	39240306603800010470000000	Annual Tax	\$41,188

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$357,800	\$357,800	\$357,800
Assessed Value - Land	\$85,100	\$85,100	\$85,100
Assessed Value - Improved	\$272,700	\$272,700	\$272,700
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$954,642	\$839,118	\$850,892
Gross Tax Amount	\$41,188		
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$34,837		
2021	\$38,165	\$3,328	9.55%
2022	\$41,188	\$3,023	7.92%

CHARACTERISTICS			
Property Class	Multi Use-Downtown Row Type	Construction Grade	Excellent
Land Use -CoreLogic	Multiple Uses	Water	Commercial
Lot Frontage	40	Sewer	Commercial
Lot Depth	59	Porch	Covered Porch
Lot Acres	0.06	Year Built	MLS: 2006
Lot St Ft	2,614	Porch 1 Area	200
Building Sq Ft	8,168	State Use Description	Multi Use-Downtown Row Type-48 1
Stories	MLS: 3		

FEATURES			
Feature Type	Size/Qty	Year Built	
Elevator Elec Psngr	30	2005	
Covered Porch	200	2005	

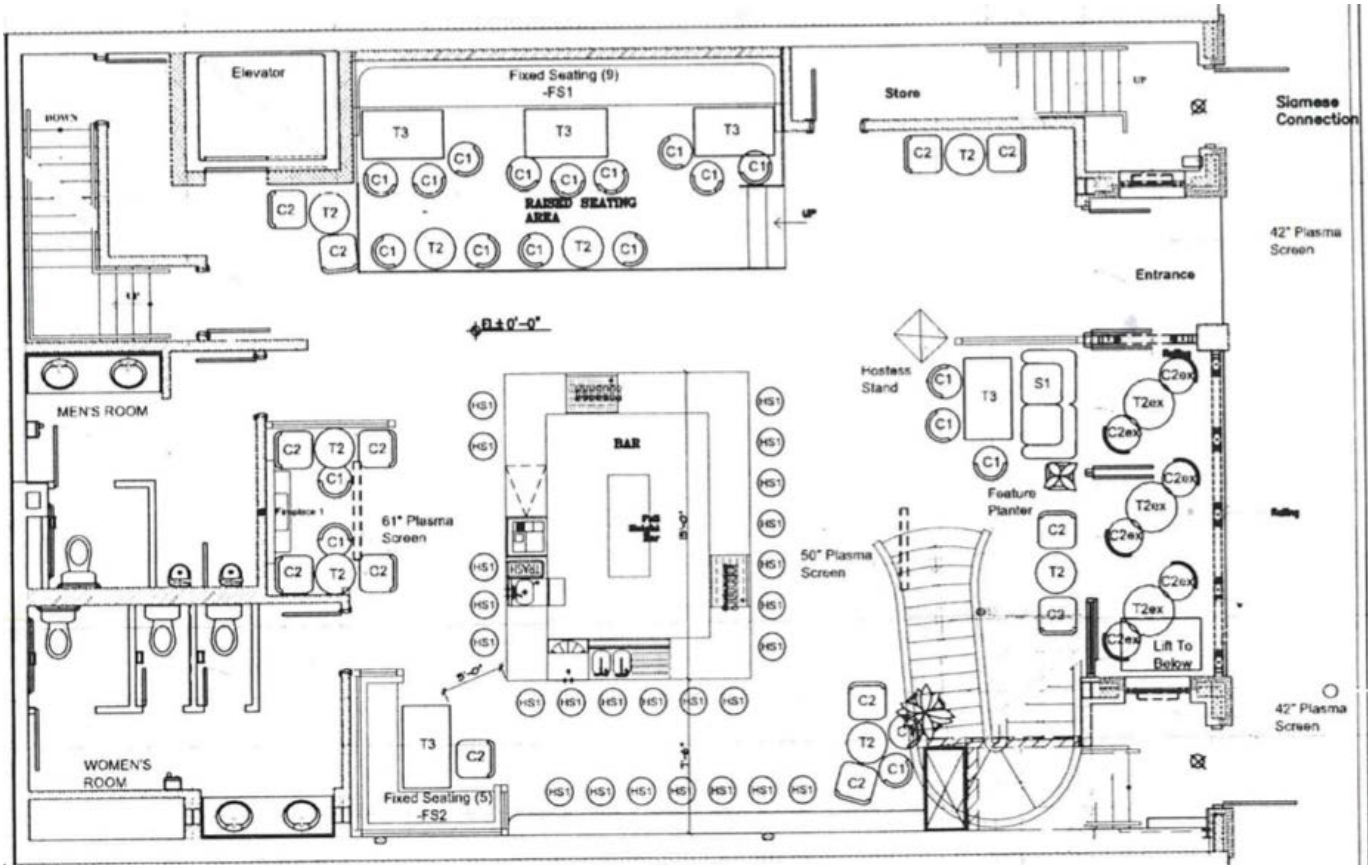


NNN & Utilities Abstract 2021-2023

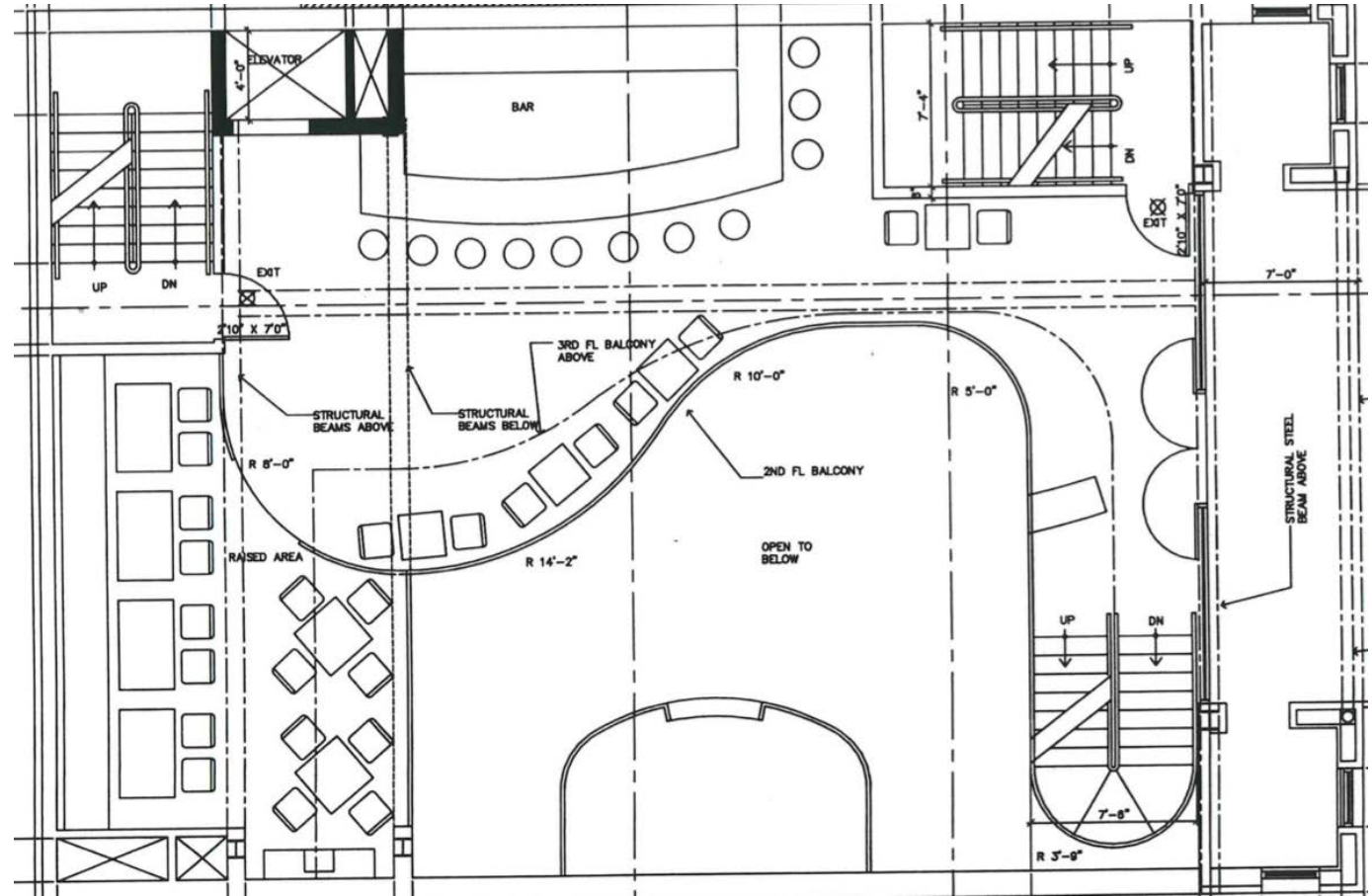
Date	Taxes	Insurance	Gas / Electric	Water
Sep-21			\$2,420.18	
Oct-21			\$2,049.26	
Nov-21			\$1,892.63	
Dec-21			\$1,609.47	\$305.00
Jan-22	\$10,497.32		\$2,327.96	
Feb-22			\$3,502.32	
Mar-22			\$4,507.12	\$458.00
Apr-22			\$4,763.37	
May-22			\$4,387.58	
Jun-22	\$4,998.07		\$3,677.79	\$1,352.00
Jul-22			\$4,143.56	
Aug-22			\$3,997.27	
Sep-22	\$25,258.38		\$4,444.99	\$1,310.00
Oct-22		\$11,008.26	\$3,893.48	
Nov-22			\$2,992.92	\$488.60
Dec-22			\$3,113.87	
Jan-23	\$10,973.28		\$4,739.30	
Feb-23			\$7,155.42	
Mar-23			\$5,767.45	\$821.90
Total	\$51,727.05	\$11,008.26	\$71,385.94	\$4,735.50



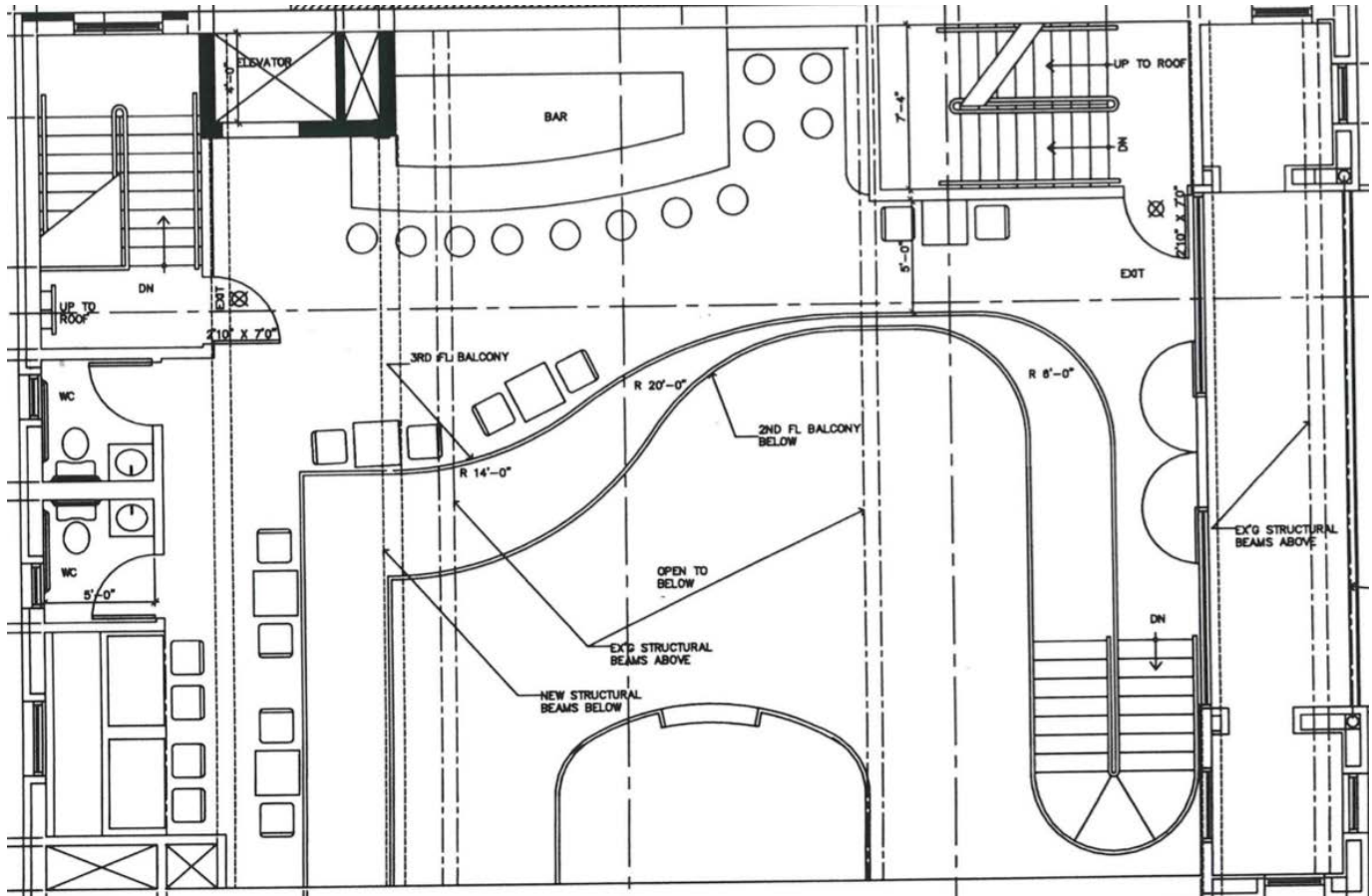
First Floor



Second Floor

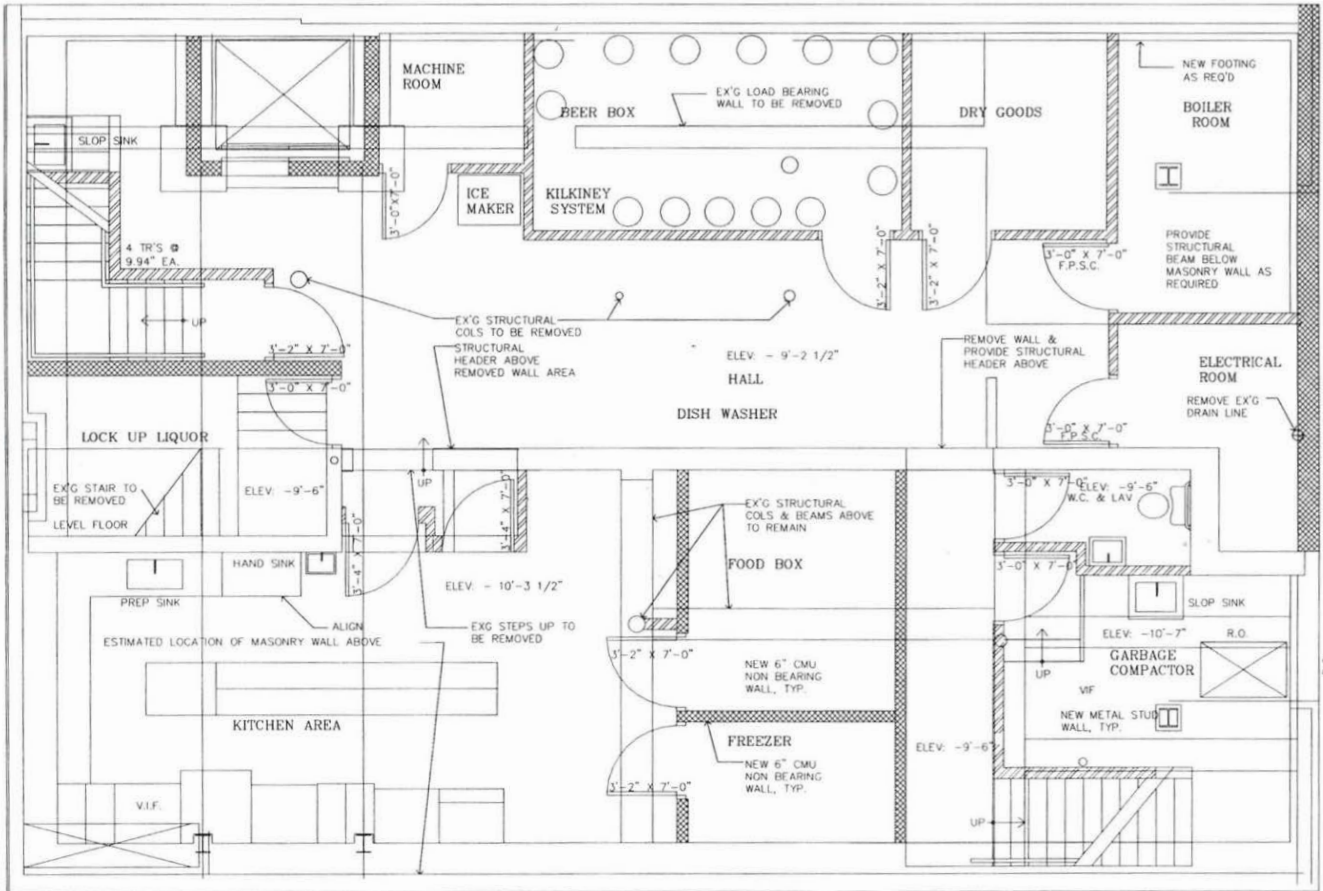


Third Floor

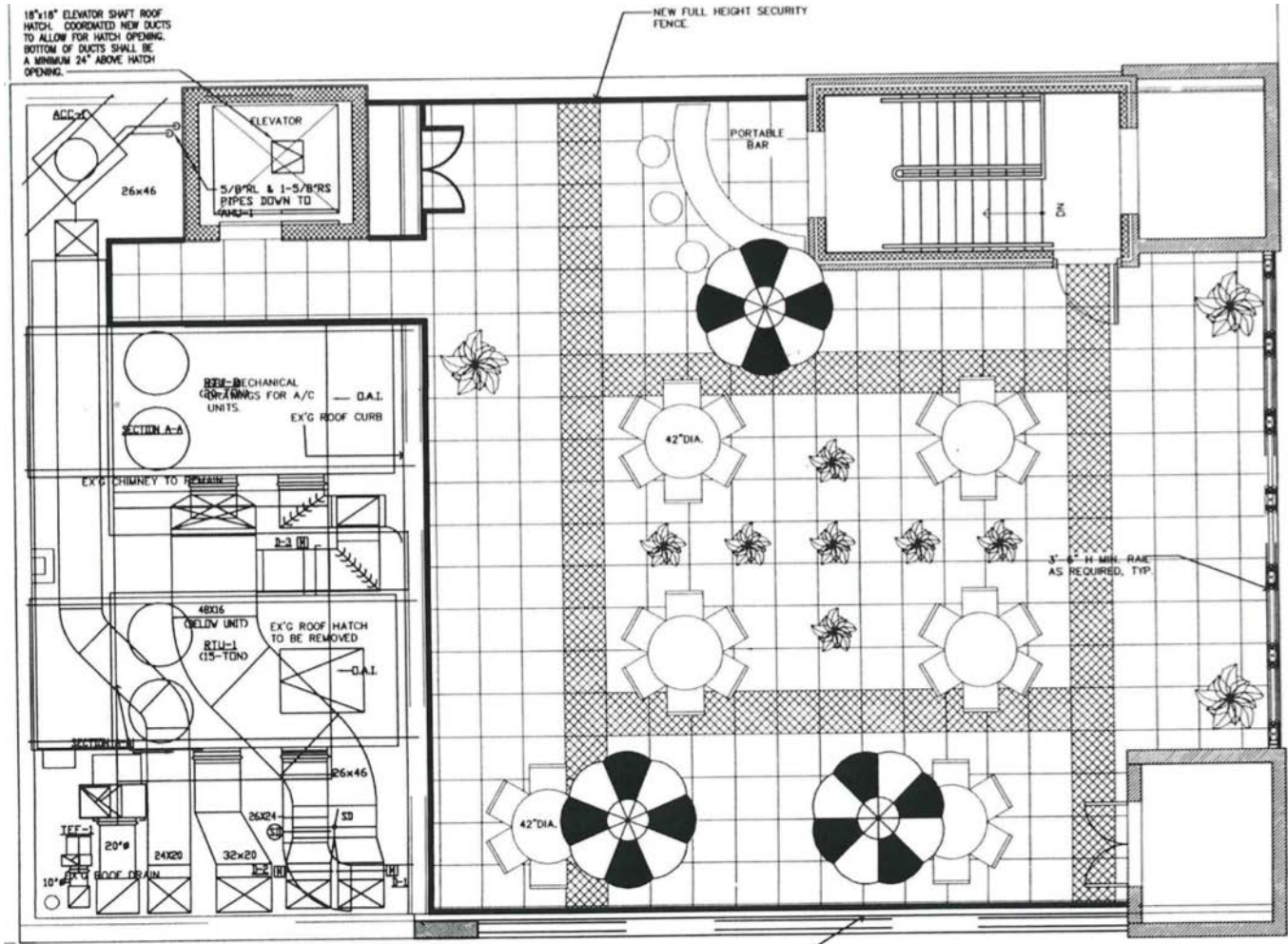




Cellar Floor Plan (Full Kitchen)

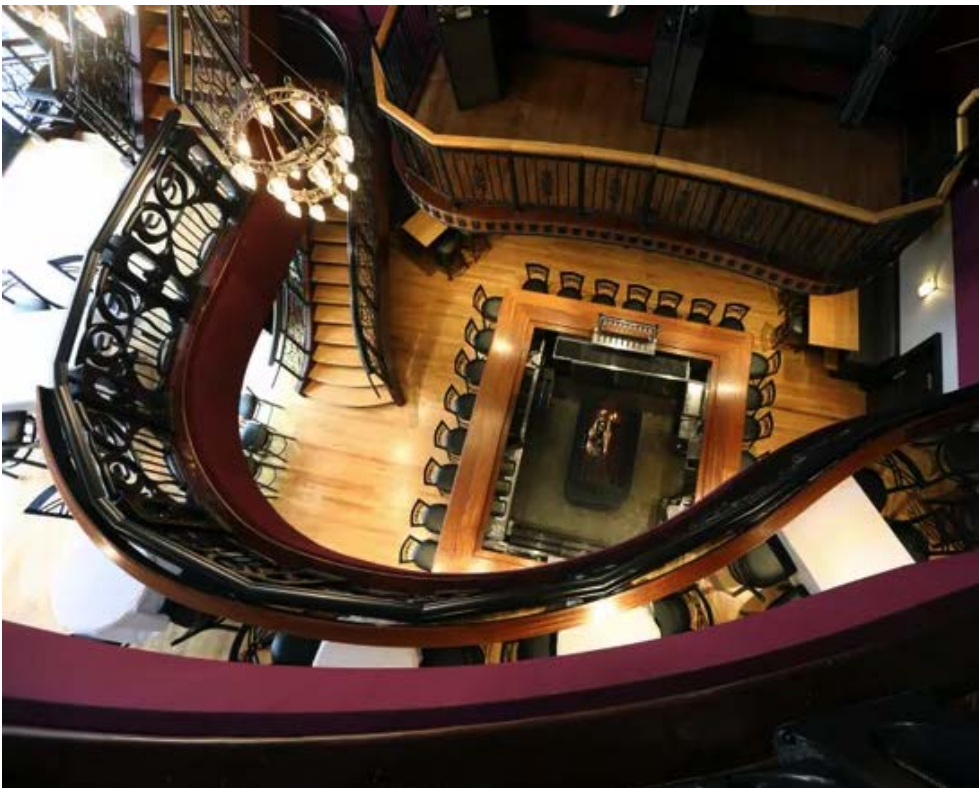


Open Air Deck Plan (with Water views)





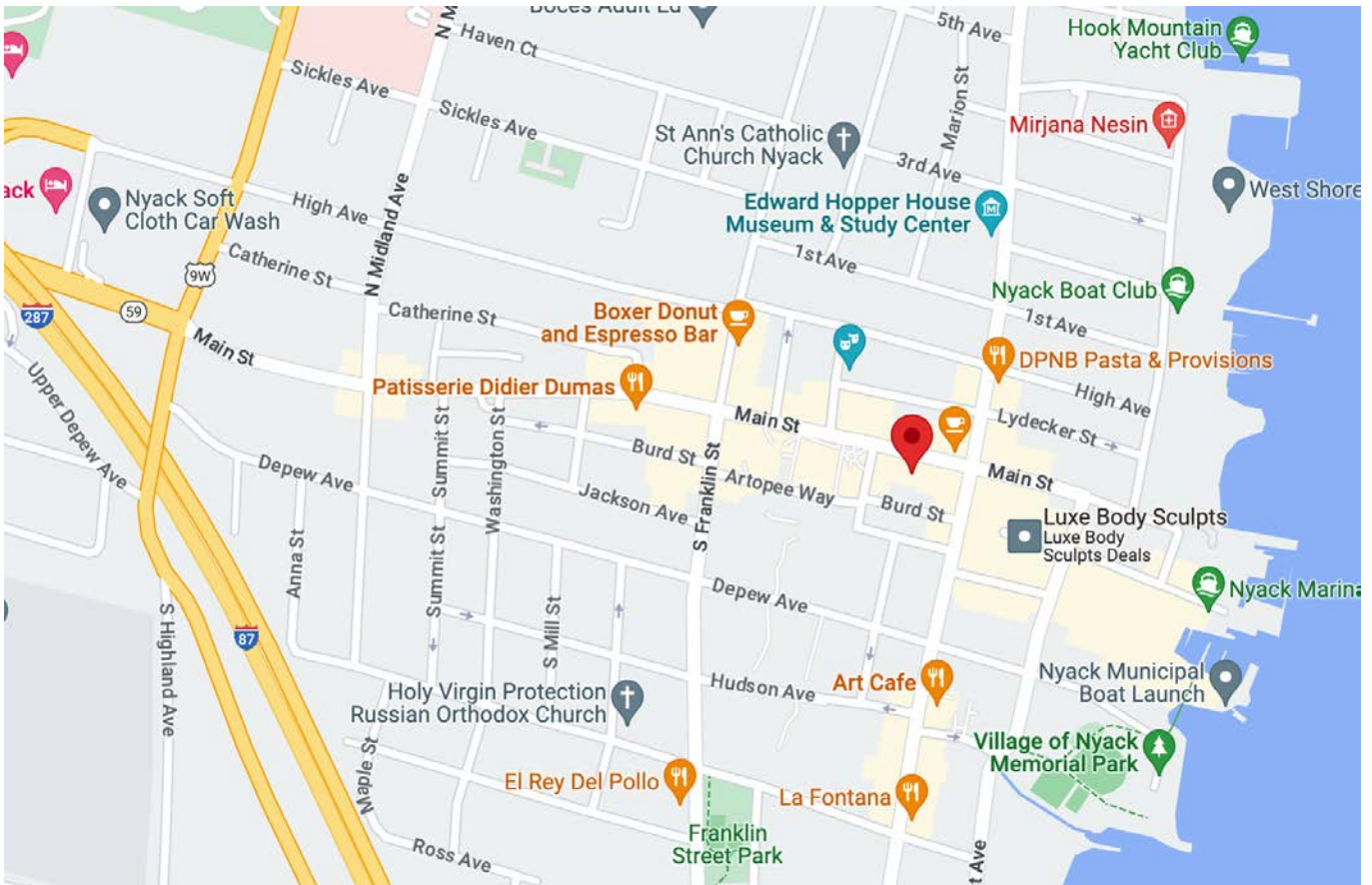
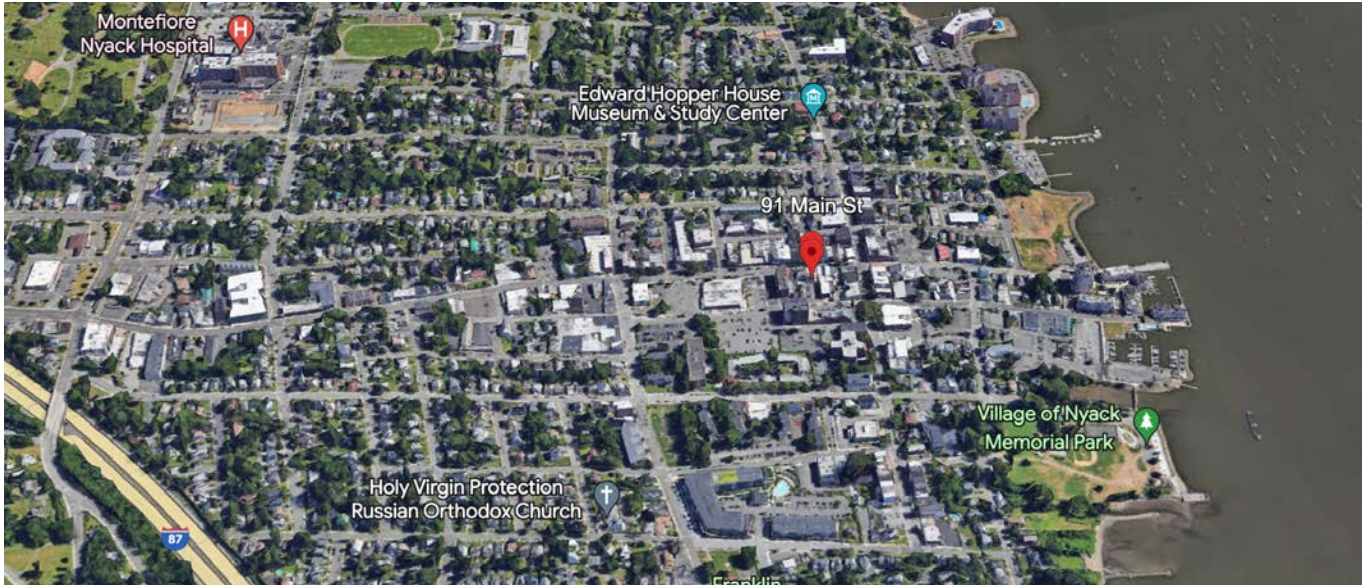
Additional Photos



Pictures Courtesy of The Journal News Peter Carr* & Other Sources



Arial Snapshot





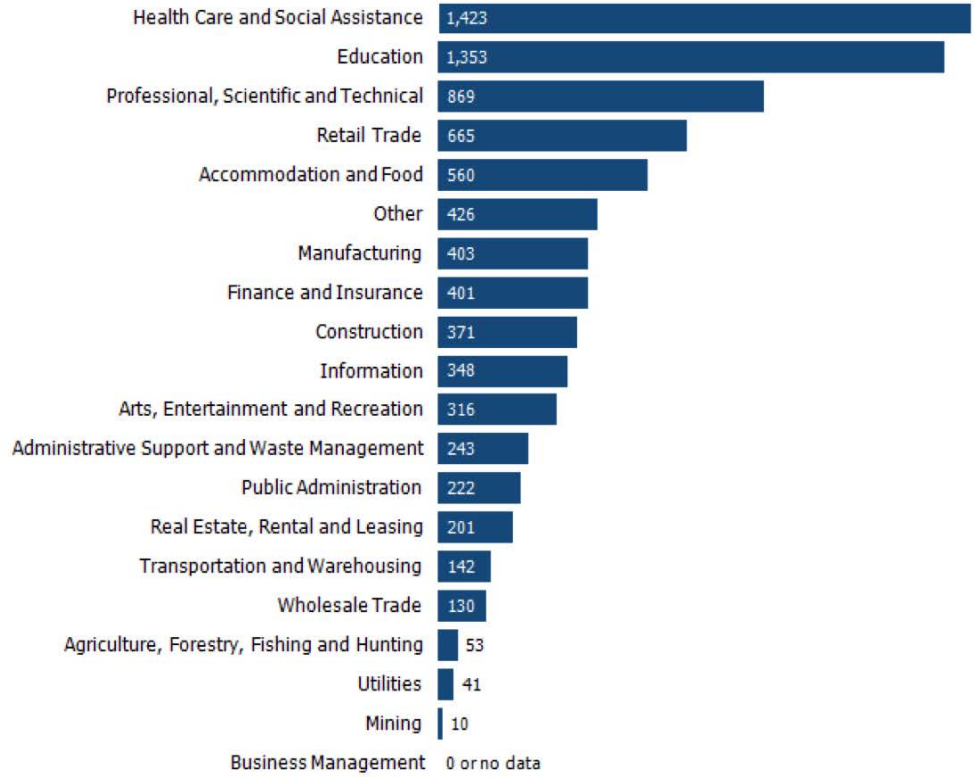
Trade Area Information

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



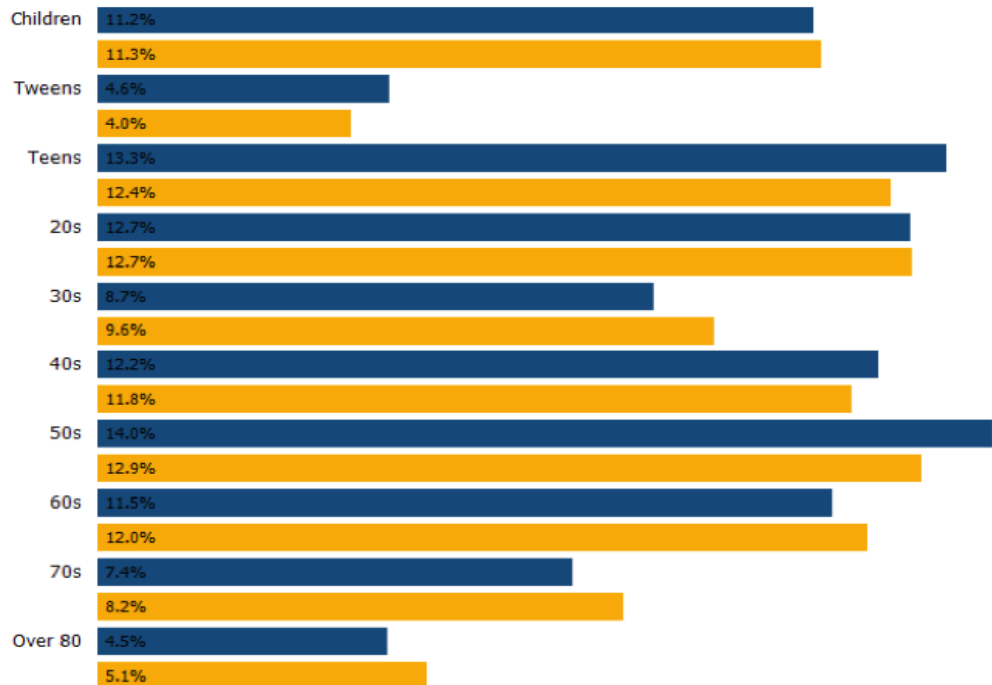
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2022

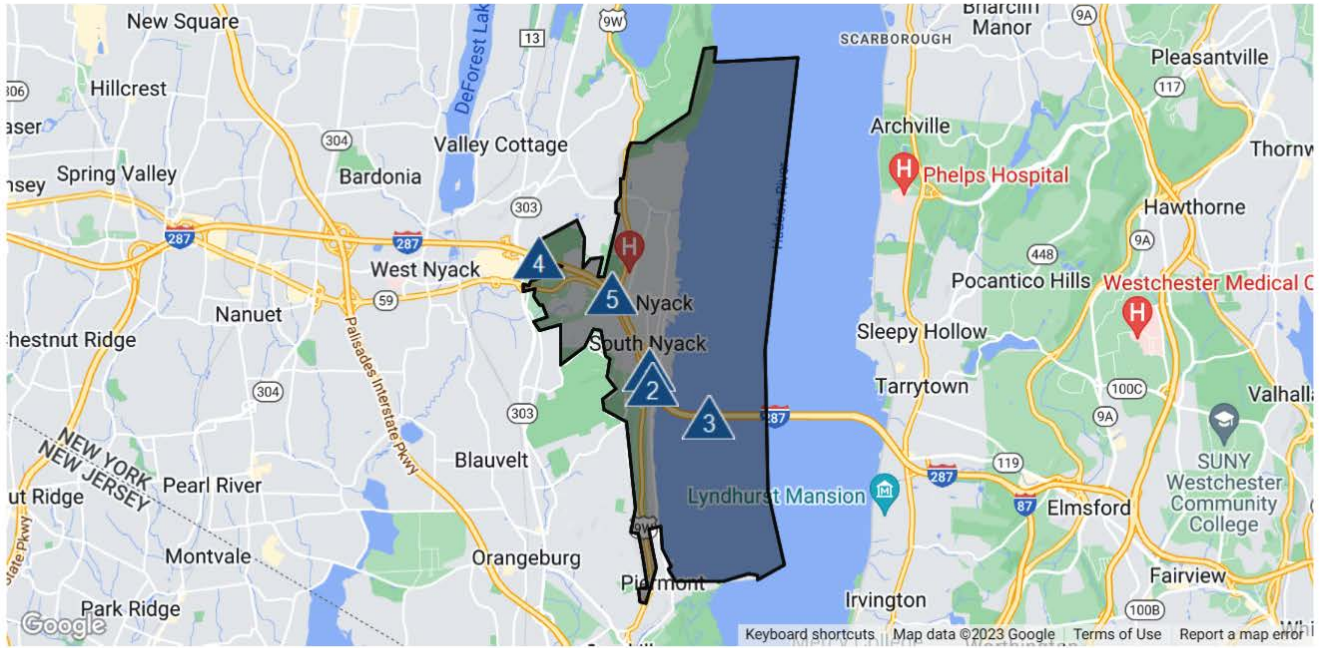
Update Frequency: Annually

■ 2022
■ 2025 (Projected)





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

154,875

2022 Est. daily traffic counts

Street: **S Broadway Ave**
 Cross: **Cornelison Ave**
 Cross Dir: **NE**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2018	▲ 152,040	AADT

2

145,102

2022 Est. daily traffic counts

Street: **New York State Thruway**
 Cross: **–**
 Cross Dir: **–**
 Dist: **–**

Historical counts

Year	Count	Type
2018	▲ 144,963	AADT

3

136,623

2022 Est. daily traffic counts

Street: **I- 87**
 Cross: **Piermont Ave**
 Cross Dir: **NW**
 Dist: **0.69 miles**

Historical counts

Year	Count	Type
2015	▲ 138,586	AADT
2014	▲ 138,548	AADT
2013	▲ 137,343	AADT
2012	▲ 134,098	AADT
2011	▲ 132,070	AADT

4

129,186

2022 Est. daily traffic counts

Street: **I- 87**
 Cross: **N Greenbush Rd**
 Cross Dir: **NW**
 Dist: **0.1 miles**

Historical counts

Year	Count	Type

5

122,057

2022 Est. daily traffic counts

Street: **I- 87**
 Cross: **State Hwy59**
 Cross Dir: **NW**
 Dist: **0.07 miles**

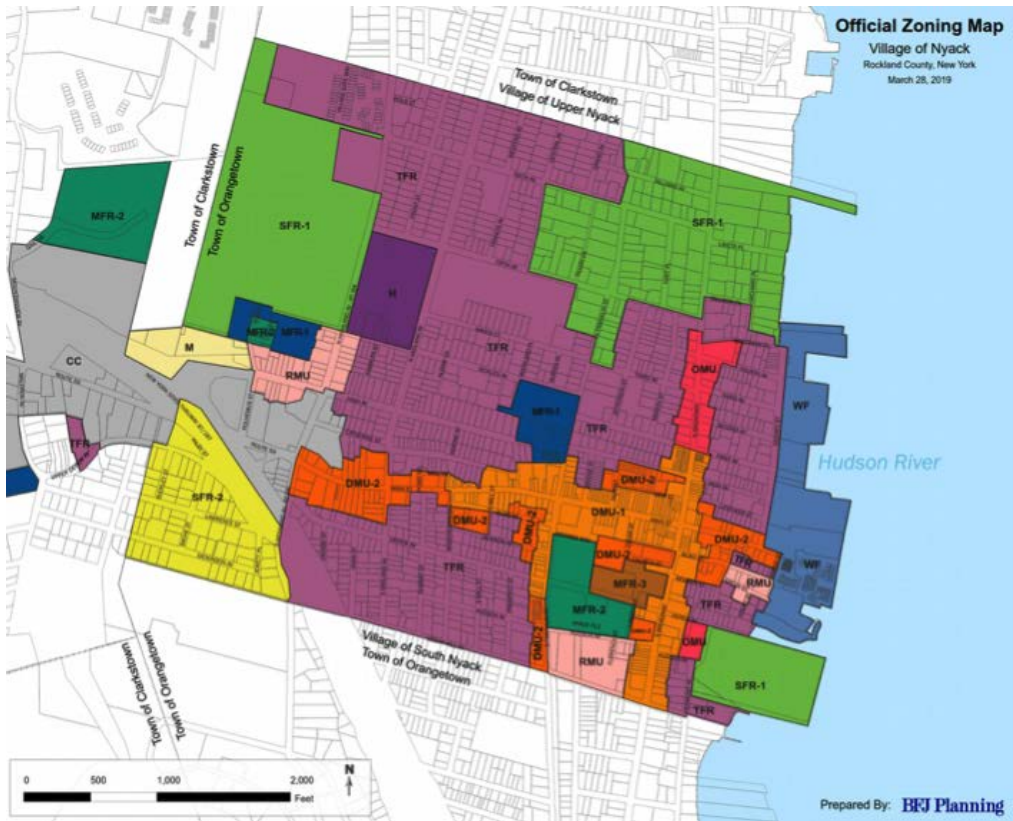
Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



Nyack Zoning Map



- SFR-1
- SFR-2
- MFR-1
- MFR-2
- MFR-3
- TFR
- DMU-1
- DMU-2
- RMU
- OMU
- CC
- WF
- M
- H



- SFR-1 Single-Family Residential-1
- SFR-2 Single-Family Residential-2
- TFR Two-Family Residential
- MFR-1 Multifamily Residential-1
- MFR-2 Multifamily Residential-2
- MFR-3 Multifamily Residential-3
- DMU-1 Downtown Mixed Use-1
- DMU-2 Downtown Mixed Use-2
- RMU Residential Mixed Use
- OMU Office Mixed Use District
- CC Corridor Commercial
- WF Waterfront
- M Manufacturing
- H Hospital



Property Specific Zoning Regulations

ZONING

360 Attachment 1

Village of Nyack

Table 3-1
Permitted Uses
(See § 360-3.1)

[Amended 5-26-2011 by L.L. No. 5-2011; 10-11-2012 by L.L. No. 11-2012; 7-16-2015 by L.L. No. 3-2015; 10-13-2016 by L.L. No. 3-2016]

KEY:

- P = Permitted Uses
- S = Special Permit Uses
- A = Accessory Uses
- = Prohibited Uses

Use	Residential Districts			Mixed Use Districts			Other Districts			Use-Specific Standards	
	SFR	TFR	MFR	DMU	RMU	OMU	CC	WF	M		H
Residential											
Dwelling, single-family detached	P	P	P	—	P	P	—	—	—		
Dwelling, single-family attached	—	—	P	—	P	—	—	—			
Dwelling, two-family	—	P	P	—	P	P	—	—	—		
Dwelling, three-family	—	—	P	—	P	P	—	S	—		
Dwelling, multifamily (4+ units)	—	—	P	P	P	—	—	S	—		
Dwelling, mixed use	—	—	—	P	P	P	—	S	—		Yes
Conversion of single-family dwelling to two-family dwelling	—	P	S	—	S	S	—	—	—		
Conversion of single- or two-family dwelling to three-family dwelling	—	—	S	—	S	S	—	—	—		
Group home	S	S	S	—	S	S	—	—	—		Yes
Retirement home, nursing home or assisted-living facility	—	—	S	S	S	S	S	S	—		Yes
Commercial											
Adult uses	—	—	—	—	—	—	S	—	—		Yes
Animal hospital or kennel	—	—	—	—	—	—	S	—	S		Yes



EAC
PROPERTIES

Use	Residential Districts			Mixed Use Districts			Other Districts			H	Use-Specific Standards
	SFR	TFR	MFR	DMU	RMU	OMU	CC	WF	M		
Arts/crafts studio	—	—	—	P	P	P	P	S	S		Yes
Art gallery	—	—	—	P	P	—	P	S	S		Yes
Bank	—	—	—	P	S	—	P	S	S		
Bar or tavern	—	—	—	P	P	—	P	—	—		
Bed-and-breakfast	S	S	S	S	S	S	S	S	S		Yes
Brew pub	—	—	—	S	S	—	—	—	—		
Bus or train station	—	—	—	P	S	—	P	—	S		
Cannabis Retail Dispensaries	—	—	—	S	—	—	S	—	—		
Commercial recreation – indoor	—	—	—	P	P	—	P	—	S		
Commercial recreation – outdoor	—	—	—	—	—	—	S	S	S		
Fast-food establishment	—	—	—	—	—	—	S	—	S		
Hotel or motel	—	—	—	S	—	—	P	S	S		
Inn	—	—	—	P	S	S	P	S	S		
Live/work space	—	—	—	P	P	P	—	—	—		
Microbrewery	—	—	—	S	S	—	—	—	—		
Office – general	—	—	—	P	P	P	P	S	S		Yes
Office – medical	—	—	—	P	P	P	P	—	S		
Commercial	—	—	—	—	—	—	—	—	—		
Outdoor storage and display-oriented retail	—	—	—	—	—	—	P	S	S		Yes
Parking – structured	—	—	—	P	S	—	S	—	S		Yes
Personal services	—	—	—	P	P	S	P	S	S		Yes
Research and development	—	—	—	S	S	—	S	—	S		
Restaurant	—	—	—	P	P	—	P	S	S		Yes
Restaurant, take-out	—	—	—	P	P	—	P	S	S		
Retail sales and service	—	—	—	P	P	—	P	S	S		Yes
Theater or cinema	—	—	—	P	P	—	P	—	S		
Waterfront facilities	—	—	—	—	—	—	—	P	—		
Public and Institutional											
Cemetery	S	—	—	—	—	—	—	—	—		
Clubhouse, community center or place of worship	S	S	S	P	S	S	P	S	—		Yes
Day-care center, adult	—	—	—	S	P	P	—	—	—		Yes
Day-care center, child, or nursery school	S	S	S	S	P	P	S	S	—		Yes
Hospital, clinic or related health care	—	—	—	—	—	—	—	—	—	P	



EAC
PROPERTIES

Use	Residential Districts			Mixed Use Districts			CC	Other Districts			Use-Specific Standards
	SFR	TFR	MFR	DMU	RMU	OMU		WF	M	H	
facility											
Medical educational facilities										P	
Not-for-profit ambulance facilities	—	S	—	S	—	—	S	—	—		Yes
Apartments accessory for not-for-profit ambulance facility		S		S			S			P	Yes
Professional offices related to medical use										P	
Residential treatment facilities meeting the requirements of the relevant state and county authorities										P	
Governmental use	P	P	P	P	P	P	P	P	P		
Public libraries	S	S	P	P	S	S	P	S	P		
Museum	—	—	—	P	P	P	P	S	—		
School – elementary and secondary	P	P	P	S	S	P	S	S	—		Yes
School – specialized	—	—	—	S	—	—	S	S	—		
Utility structure	S	S	S	P	P	S	P	S	P		
Industrial											
Industrial service use	—	—	—	—	—	—	P	—	P		
Manufacturing and production – heavy	—	—	—	—	—	—	—	—	—		
Manufacturing and production – light	—	—	—	—	—	—	P	—	P		
Printing and publishing	—	—	—	P ¹	P ²	—	P ³	—	P		
Self-storage	—	—	—	—	—	—	P	—	P		
Telecommunications facility – collocated	—	—	—	P	P	P	P	S	P		Yes
Telecommunications facility – freestanding	—	—	—	—	—	—	S	—	P		Yes
Vehicle-related uses – general	—	—	—	—	—	—	P	—	—		Yes
Vehicle-related uses – intense	—	—	—	—	—	—	P	—	—		Yes
Wholesale storage, warehousing and freight movement use	—	—	—	—	—	—	P	—	P		
Accessory Uses											
Accessory building or structure	A	A	A	A	A	A	A	A	A		Yes
Accessory uses incidental to the principal use on the site										A	
Drive-in or drive-thru facility	—	—	—	—	—	—	A/S	—	—		Yes
Home occupation	A	A	A	A	A	A	—	A	—		Yes
Mechanical amusement device	—	—	—	A	A	—	A	—	—		Yes

360 Attachment 1:3

Supp 31, Nov 2022

Use	Residential Districts			Mixed Use Districts			CC	Other Districts			Use-Specific Standards
	SFR	TFR	MFR	DMU	RMU	OMU		WF	M	H	
Office/studio – professional in a residential building	A	A	A (MFR-2 only)	A	A	A	A	A	—		Yes
Off-street parking, open and enclosed										A	
Outdoor dining	—	—	—	A	A	—	A	A	—		Yes
Parking – surface lot				S				AS			
Parking – structured				S				AS			
Sidewalk cafe	—	—	—	A/S	A/S	—	—	A/S	—		Yes
Signs										A ⁴	
Swimming pool	A	A	A	A	A	A	A	A	—		Yes

NOTES:

1. In RMU no individual personal services or retail sales and services use shall exceed 5,000 square feet of floor area.
2. Permitted only when use shall not exceed 7,500 square feet of floor area.
3. Permitted only when use shall not exceed 5,000 square feet of floor area.
4. Subject to the provisions of the Zoning Code, § 360-4.11 et seq.



Nyack, NY

Neighborhood and City Description

The Nyack Promise: *Nyack has a vision for our vibrant downtown that flows from the historic and strategic place our Village has always held in the region. We are the gateway to the Hudson Valley, bordered on our south by the magnificent Mario M. Cuomo Bridge serving as a conduit from the Hudson River to the rest of Rockland County and beyond. Nyack's founders established this Village on the banks of the mighty and ever-changing Hudson with a focus on economic expansion, opportunities, many driven by the Hudson itself, with room for entrepreneurs in search of social mobility. We count among our early residents' renowned writers, artists, ship captains and freed slaves who became millionaires. We built boats and shoes and welcomed ferries full of laborers and visitors. Our less than a mile square Village has always bustled with excitement and innovation and the proud eclectic traditions that have defined Nyack in the past continue today with our commitment to available and affordable housing and residents who are engaged in making Nyack a viable exciting place to live, work and play. We are a place where no child is ignored, the arts flourish, our waterfront continues to grow and become more vibrant, our small businesses are honored and we take care of each other. Continuing to reinforce these principles is the inspiration for our vision of Nyack and the concepts expressed in this proposal for revitalizing our village.*

In regional context, Nyack's location at the west end of the Mario M. Cuomo Bridge makes the village a regional gateway, both for people heading north to the Catskills and people entering the metro area from afar. Nyack stands out among Rockland and Westchester communities for its unique blend of small-town urbanism and proximity to both outdoor open space to the northwest, NYS to the south, and suburban automobile depending shopping meccas to the west (Palisades Center and Nanuet Mall). These factors, combined with the village's local charms, mean the village plays an outsized role as a regional cultural and economic hub. Revitalization of Nyack, therefore, benefits the overall economic profile of the region.

Nyack is a regional attraction due to its location and unique geographical, architectural and social characteristics.

Learn more:

<https://www.nyackny.gov/media/Projects/Nyack%20DRI%202022%20funding%20application.pdf>