

MIXED USE FOR SALE

185 BROADWAY

NEWBURGH, NY 12550

Building Better Communities With....



FOR SALE

RAND COMMERCIAL

300 Canal Street
Goshen, NY 10924

Building Better Communities With....



PRESENTED BY:

HILARY RYAN GOLDMAN

NY Licensed RE Salesperson

office: (845) 500-0784

hilaryryan.goldman@randcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

185 BROADWAY | MANHATTAN, NY 10007



Property Summary

Price:	\$799,000
Building SF:	4,640
Occupancy:	100
Gross Income:	\$105,850
Allowance for vacancy & bad debt (3%)	(\$3,175)
Total Income	\$102,674
Total Expenses	\$35,884
NOI:	\$66,790
CAP Rate:	8%
Available SF:	0
Lot Size:	0.05 Acres
Parking:	Street
Renovated:	2024

Property Overview

Incredible opportunity to add an 8% CAP, turn-key investment building into your portfolio. Fully renovated in 2024 and fully rented, this asset provides stability and peace of mind for both new and seasoned owners. The building consists of one street level commercial space plus 4 residential units above. The building went through extensive renovations since purchase – New roof, floors, walls, ductless heat and air conditioning units, water heaters, bathrooms, kitchens, windows, etc. Municipal water/sewer/gas. At one time the ground floor space had a laundromat so there is a 2" water line still available in this space. Would make a great location for high water usage tenant like another laundromat, hair or nail salon, restaurant, spa, etc... High visibility for retail tenants with over 15000 cars per day is a boost for business.

Location Overview

Newburgh is a city with a population of 28,856 as of the 2020 census. Located 60 miles (97 km) north of New York City, and 90 miles (140 km) south of Albany on the Hudson River within the Hudson Valley Area, the city of Newburgh is located near Stewart International Airport, one of the primary airports for Downstate New York.

This building is located along the main corridor of the city of Newburgh running from the I-84/I-87 junction to the Waterfront District along the Hudson River.

BUILDING FINANCIALS

185 BROADWAY | MANHATTAN, NY 10007

185 Broadway Newburgh

6-May-25

	Month/unit	Number of units	Rent per Month	Year
Revenue for 3 smaller one Bedroom Units	1,550	3	4,650	55,800
Revenue for larger one bedroom unit	1,550	1	1,550	18,600
Revenue from Rental of store front	2,621	1	2,621	31,450
CAM reimbursement (1700sf x \$5/sf)				<u>8,500</u>
Subtotal Revenue				105,850
Allowance for vacancy & bad debt (3%)				(3,175)
Total Revenue				102,674
Expenses				
Taxes				13,000
Insurance				7,500
Sanitation				3,402
Electricity				1,000
Security				2,000
Sewer				2,294
Water				1,554
Management Fee (5%)				<u>5,134</u>
Total Expenses				35,884
Net Income prior to debt service				66,790



PROPERTY PHOTOS

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PROPERTY PHOTOS

185 BROADWAY | NEWBURGH, NY 12550

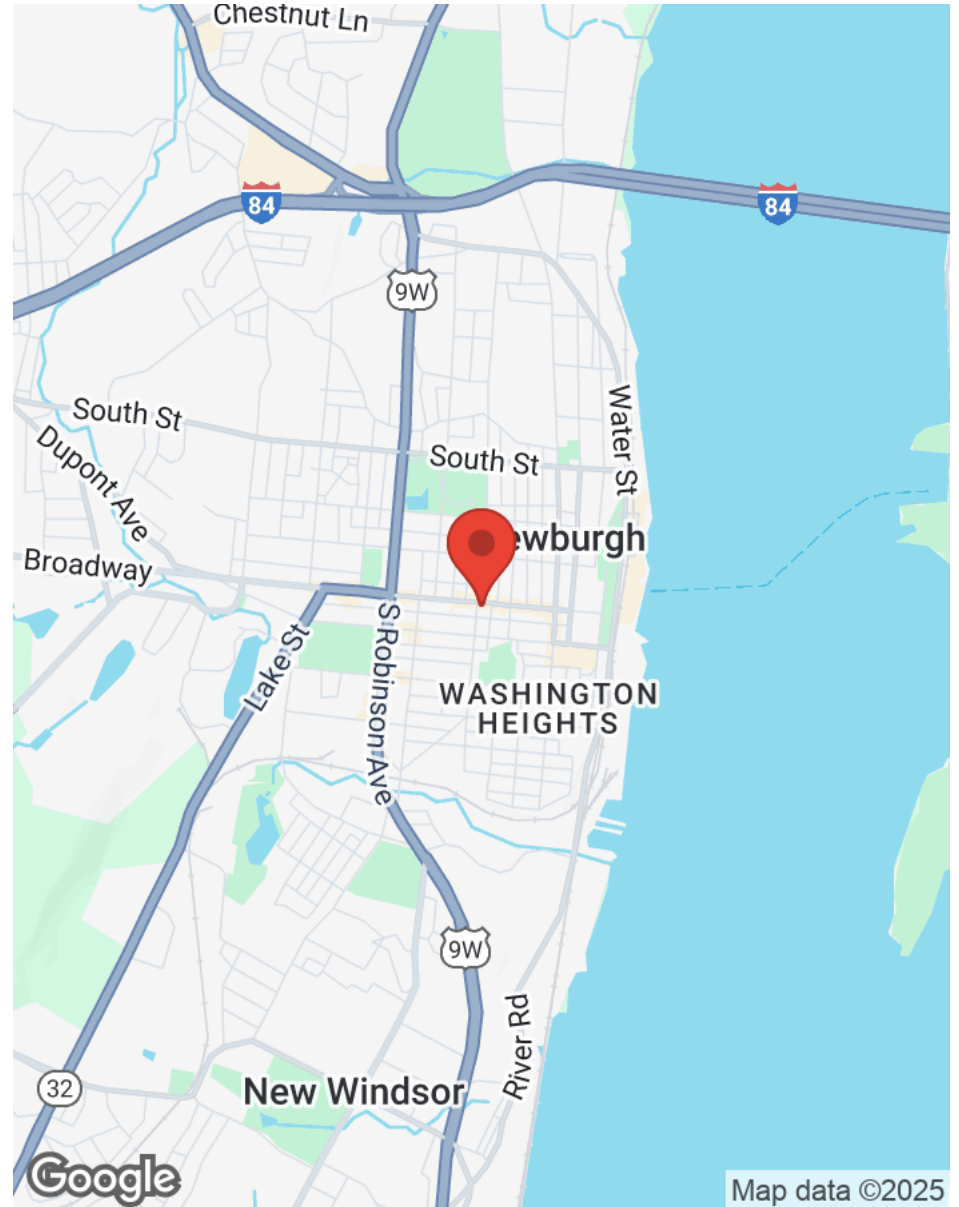
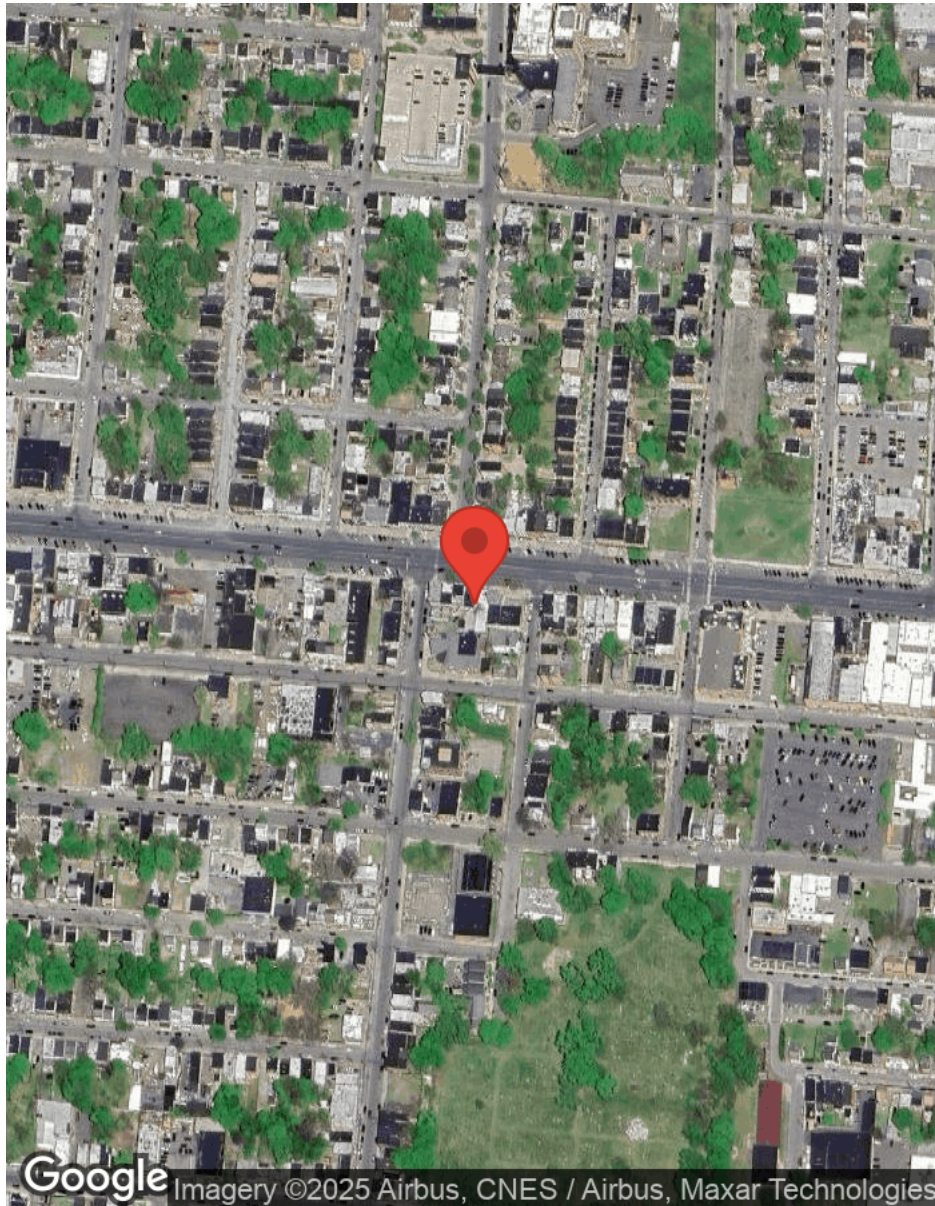


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LOCATION MAPS

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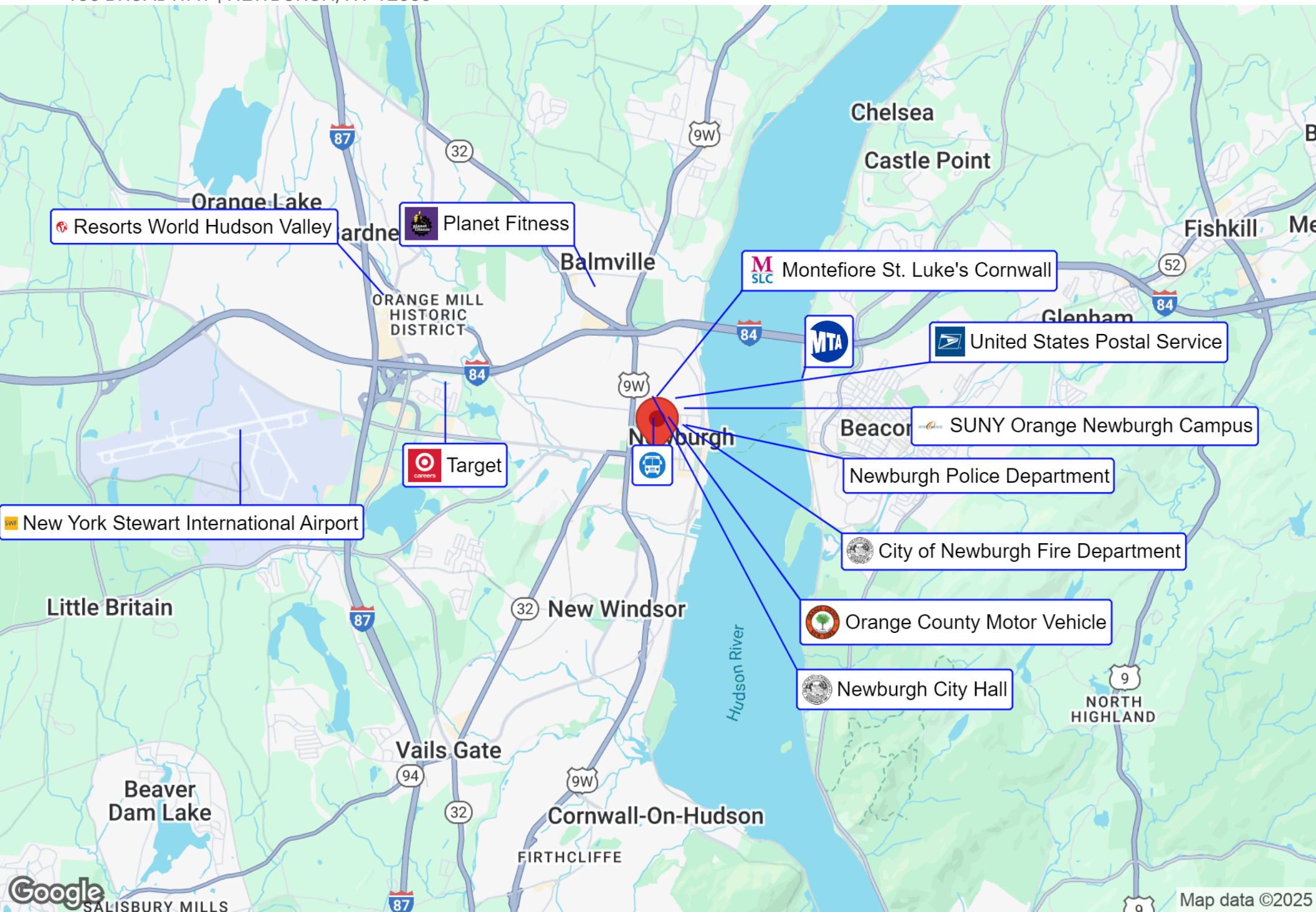
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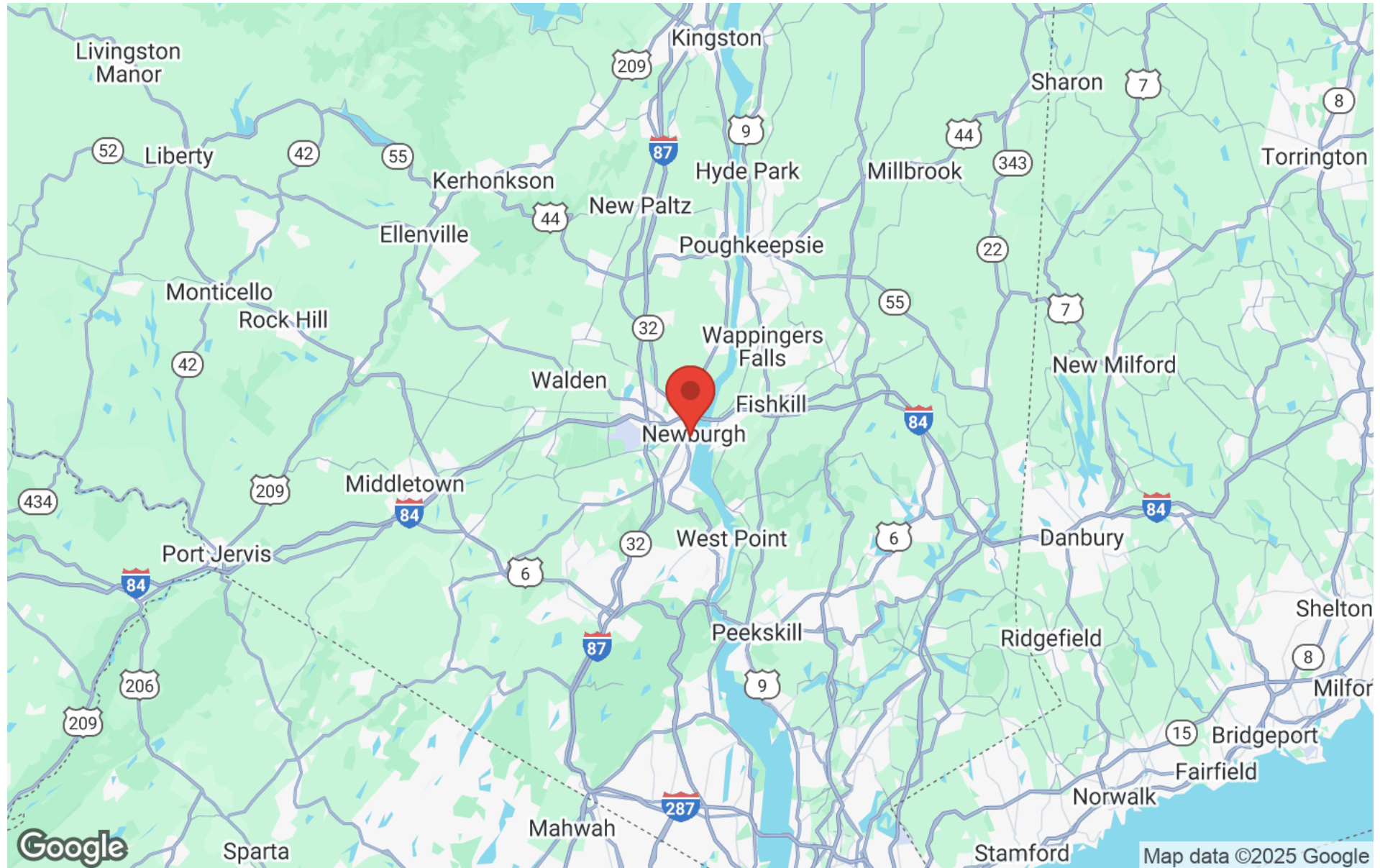
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REGIONAL MAP

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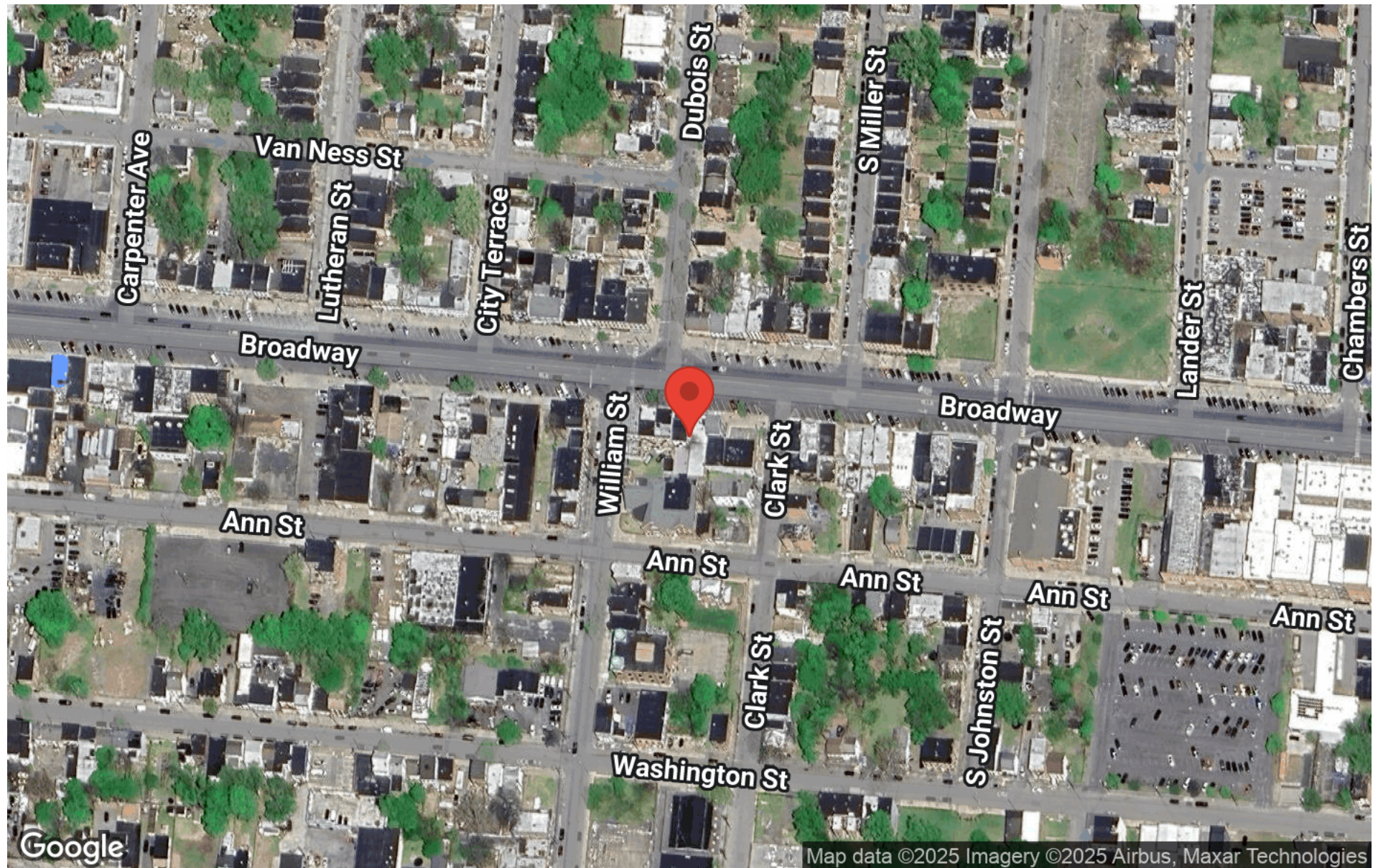
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AERIAL MAP

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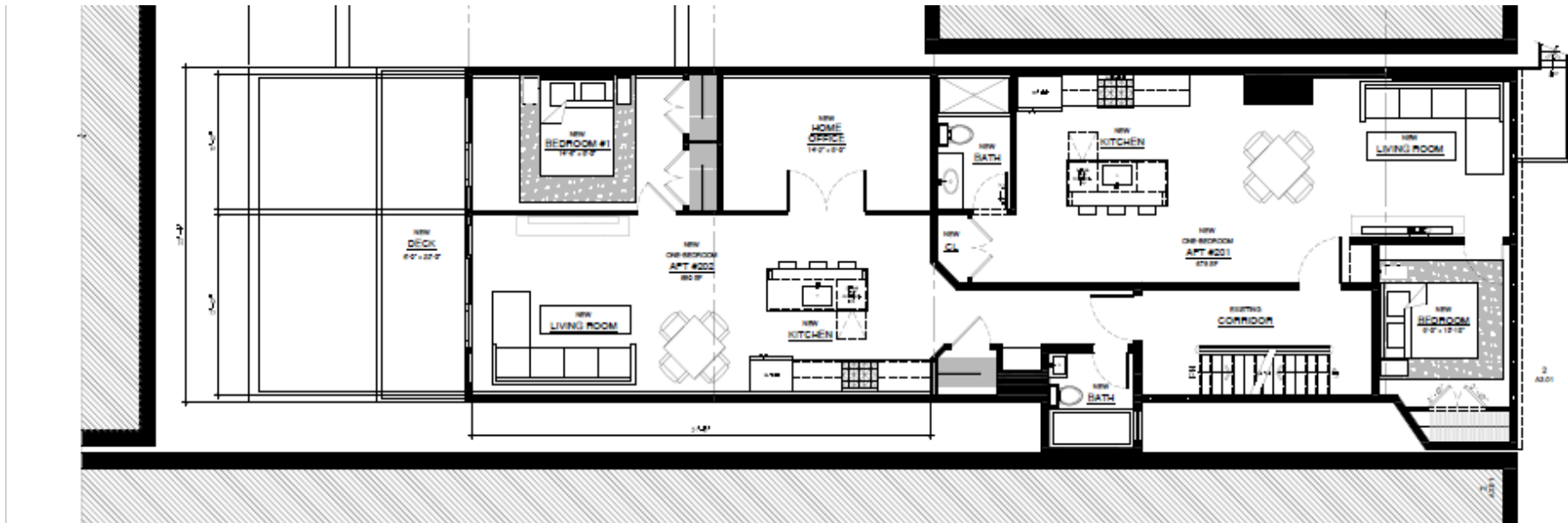
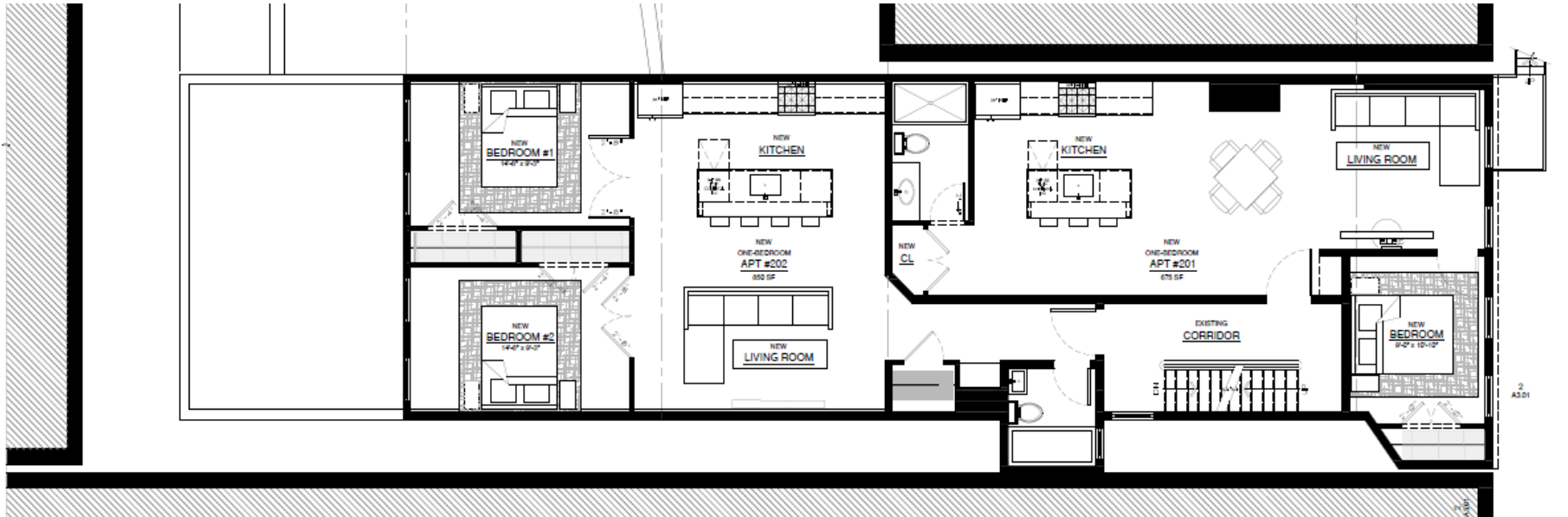


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APARTMENT EXPANSION

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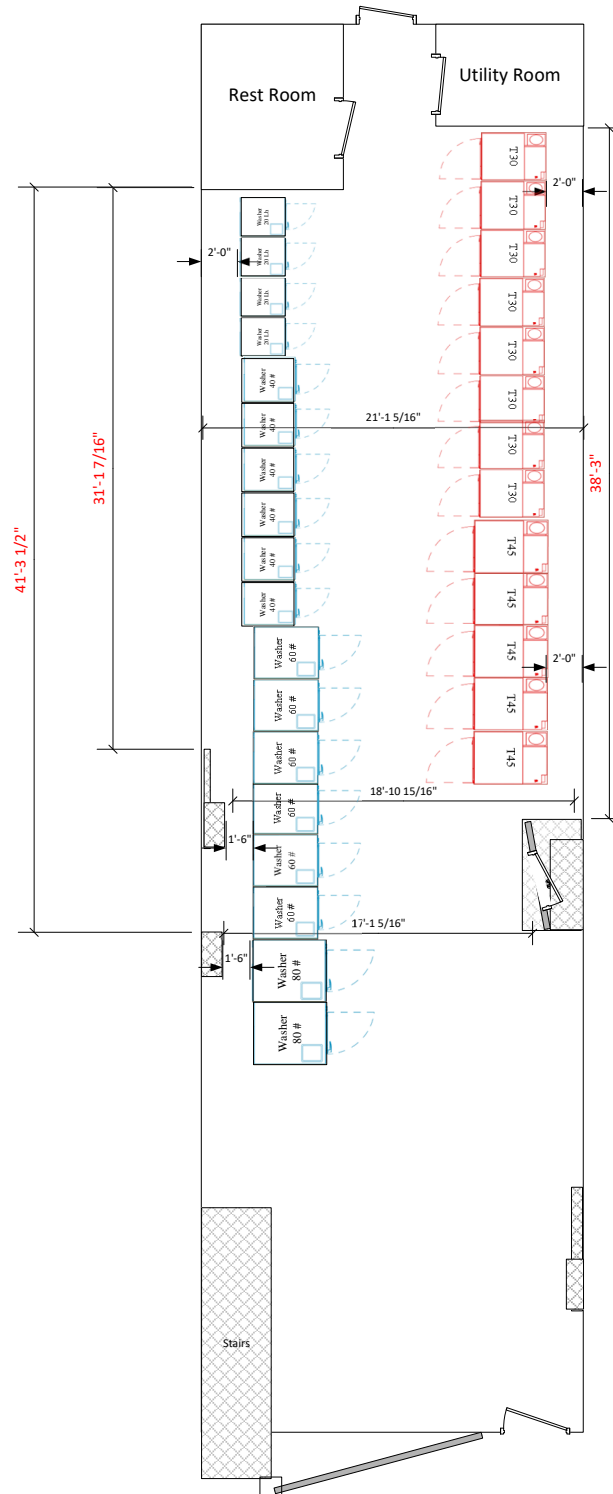
185 BROADWAY | NEWBURGH, NY 12550

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[illegible]

LAUNDROMAT LAYOUTS

185 BROADWAY | NEWBURGH, NY 12550



185 B'Way Newburgh

Washers Left

18W – 26 (13) D

930 / 840 Lbs.
1.11 D/W ratio

W 49"8" +6"
80 x 2
60 x 6
40 x 6
20 x 4
=840

D 35"9" +8"
30 x 8
45 x 5
=930

449GPH HW 400KBTU/
hr
Vent 5.58 sqft
MUA 22.2 sqft
186 FLA 220V3Ph
2.18M BTU/hr

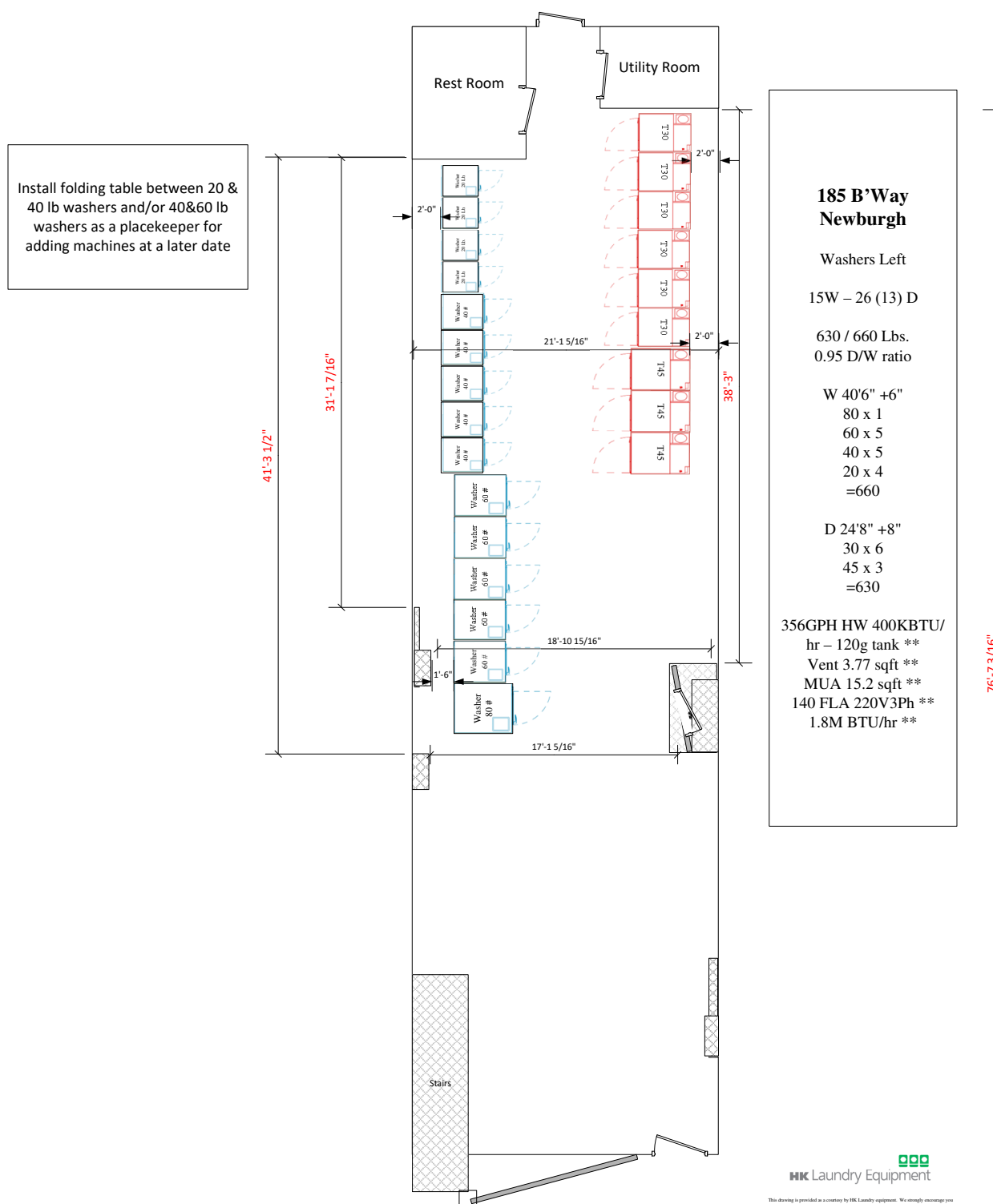

HK Laundry Equipment

This drawing is provided as a courtesy by HK Laundry Equipment. We strongly encourage you and your contractors to verify dimensions and spacing prior to building equipment.

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COSTAR DEMOGRAPHICS

185 BROADWAY | NEWBURGH, NY 12550

Demographic Market Comparison Report

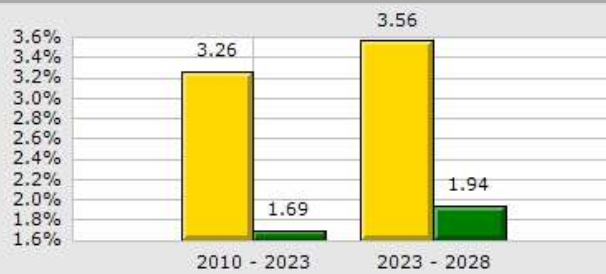
5 mile radius

185 Broadway, Newburgh, NY 12550

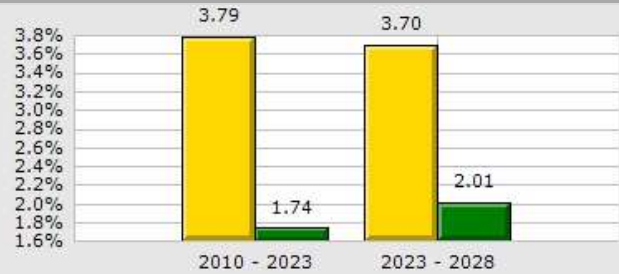
Type: **Retail/Storefront Retail/Residential**
County: **Orange**

5 Mile
County

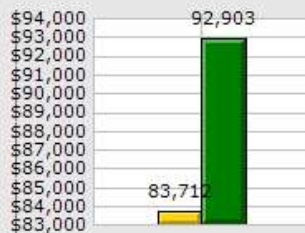
Population Growth



Household Growth



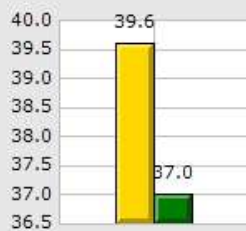
2023 Med Household Inc



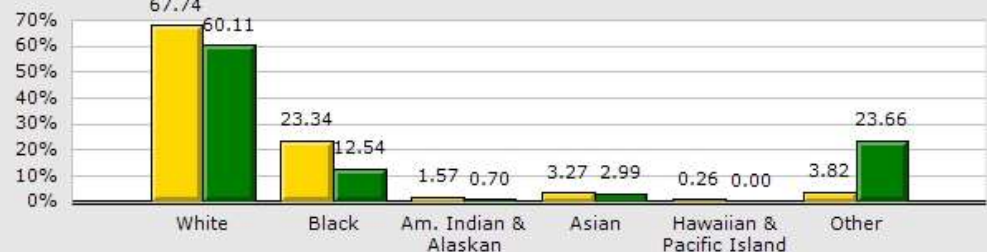
2023 Households by Household Income



2023 Median Age



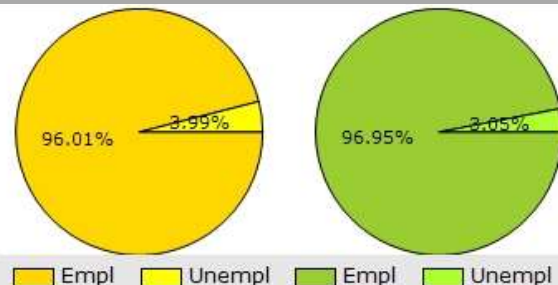
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



COSTAR DEMOGRAPHICS

185 BROADWAY | NEWBURGH, NY 12550

Demographic Market Comparison Report

5 mile radius

185 Broadway, Newburgh, NY 12550				
Type: Retail/Storefront Retail/Residential				
County: Orange				
	5 Mile		County	
Population Growth				
Growth 2010 - 2023	3.26%		1.69%	
Growth 2023 - 2028	3.56%		1.94%	
Empl	51,773	96.01%	193,685	96.95%
Unempl	2,152	3.99%	6,098	3.05%
2023 Population by Race	107,052		408,088	
White	72,518	67.74%	245,322	60.11%
Black	24,985	23.34%	51,168	12.54%
Am. Indian & Alaskan	1,682	1.57%	2,839	0.70%
Asian	3,499	3.27%	12,188	2.99%
Hawaiian & Pacific Island	277	0.26%	0	0.00%
Other	4,091	3.82%	96,571	23.66%
Household Growth				
Growth 2010 - 2023	3.79%		1.74%	
Growth 2023 - 2028	3.70%		2.01%	
Renter Occupied	15,290	39.78%	48,609	35.20%
Owner Occupied	23,150	60.22%	89,501	64.80%
2023 Households by Household Income	38,438		138,110	
Income <\$25K	6,168	16.05%	18,627	13.49%
Income \$25K - \$50K	6,034	15.70%	19,694	14.26%
Income \$50K - \$75K	5,261	13.69%	18,924	13.70%
Income \$75K - \$100K	5,039	13.11%	16,491	11.94%
Income \$100K - \$125K	4,709	12.25%	16,732	12.11%
Income \$125K - \$150K	2,834	7.37%	12,584	9.11%
Income \$150K - \$200K	4,477	11.65%	17,938	12.99%
Income \$200K+	3,916	10.19%	17,120	12.40%
2023 Med Household Inc	\$83,712		\$92,903	
2023 Median Age	39.60		37.00	



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COSTAR DEMOGRAPHICS

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Demographic Detail Report

185 Broadway, Newburgh, NY 12550

Building Type: **General Retail** Total Available: **2,178 SF**
 Secondary: **Storefront** % Leased: **27.4%**
 GLA: **3,000 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1900**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	24,590		63,382		110,865	
2023 Estimate	23,666		61,448		107,051	
2010 Census	23,233		61,125		103,672	
Growth 2023 - 2028	3.90%		3.15%		3.56%	
Growth 2010 - 2023	1.86%		0.53%		3.26%	
2023 Population by Age	23,666		61,448		107,051	
Age 0 - 4	1,815	7.67%	4,045	6.58%	6,464	6.04%
Age 5 - 9	1,960	8.28%	4,260	6.93%	6,812	6.36%
Age 10 - 14	1,996	8.43%	4,316	7.02%	6,993	6.53%
Age 15 - 19	1,973	8.34%	4,378	7.12%	7,182	6.71%
Age 20 - 24	1,853	7.83%	4,214	6.86%	6,969	6.51%
Age 25 - 29	1,671	7.06%	3,825	6.22%	6,334	5.92%
Age 30 - 34	1,677	7.09%	3,863	6.29%	6,410	5.99%
Age 35 - 39	1,764	7.45%	4,144	6.74%	6,959	6.50%
Age 40 - 44	1,674	7.07%	4,145	6.75%	7,174	6.70%
Age 45 - 49	1,425	6.02%	3,807	6.20%	6,865	6.41%
Age 50 - 54	1,296	5.48%	3,795	6.18%	7,099	6.63%
Age 55 - 59	1,197	5.06%	3,825	6.22%	7,312	6.83%
Age 60 - 64	1,014	4.28%	3,534	5.75%	6,792	6.34%
Age 65 - 69	792	3.35%	2,954	4.81%	5,645	5.27%
Age 70 - 74	621	2.62%	2,395	3.90%	4,551	4.25%
Age 75 - 79	432	1.83%	1,714	2.79%	3,252	3.04%
Age 80 - 84	265	1.12%	1,105	1.80%	2,101	1.96%
Age 85+	240	1.01%	1,129	1.84%	2,137	2.00%
Age 65+	2,350	9.93%	9,297	15.13%	17,686	16.52%
Median Age	31.70		37.20		39.60	
Average Age	33.40		37.80		39.30	

COSTAR DEMOGRAPHICS

185 BROADWAY | NEWBURGH, NY 12550

Demographic Detail Report

185 Broadway, Newburgh, NY 12550

Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	23,666		61,448		107,051	
White	12,641	53.41%	39,001	63.47%	72,518	67.74%
Black	8,594	36.31%	16,804	27.35%	24,985	23.34%
Am. Indian & Alaskan	988	4.17%	1,385	2.25%	1,682	1.57%
Asian	254	1.07%	1,438	2.34%	3,499	3.27%
Hawaiian & Pacific Island	131	0.55%	201	0.33%	277	0.26%
Other	1,057	4.47%	2,619	4.26%	4,091	3.82%
Population by Hispanic Origin	23,666		61,448		107,051	
Non-Hispanic Origin	10,064	42.53%	37,355	60.79%	73,305	68.48%
Hispanic Origin	13,602	57.47%	24,093	39.21%	33,747	31.52%
2023 Median Age, Male	30.40		35.90		38.70	
2023 Average Age, Male	32.60		36.70		38.40	
2023 Median Age, Female	32.90		38.30		40.50	
2023 Average Age, Female	34.20		38.70		40.20	
2023 Population by Occupation Classification	17,496		47,950		85,348	
Civilian Employed	10,714	61.24%	29,210	60.92%	51,773	60.66%
Civilian Unemployed	471	2.69%	1,363	2.84%	2,152	2.52%
Civilian Non-Labor Force	6,308	36.05%	17,313	36.11%	31,016	36.34%
Armed Forces	3	0.02%	64	0.13%	407	0.48%
Households by Marital Status						
Married	2,094		8,701		17,325	
Married No Children	903		4,739		9,456	
Married w/Children	1,191		3,962		7,869	
2023 Population by Education	15,313		42,948		77,237	
Some High School, No Diploma	3,726	24.33%	5,768	13.43%	8,573	11.10%
High School Grad (Incl Equivalency)	5,156	33.67%	13,436	31.28%	22,095	28.61%
Some College, No Degree	3,143	20.53%	11,073	25.78%	21,249	27.51%
Associate Degree	1,246	8.14%	2,713	6.32%	4,605	5.96%
Bachelor Degree	1,039	6.79%	5,650	13.16%	11,634	15.06%
Advanced Degree	1,003	6.55%	4,308	10.03%	9,081	11.76%

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COSTAR DEMOGRAPHICS

185 BROADWAY | NEWBURGH, NY 12550

Demographic Detail Report

185 Broadway, Newburgh, NY 12550

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation	20,381	56,519	99,750
Real Estate & Finance	346 1.70%	1,484 2.63%	2,958 2.97%
Professional & Management	2,731 13.40%	10,953 19.38%	22,223 22.28%
Public Administration	254 1.25%	1,361 2.41%	3,086 3.09%
Education & Health	2,523 12.38%	7,701 13.63%	13,955 13.99%
Services	3,257 15.98%	7,270 12.86%	11,444 11.47%
Information	122 0.60%	568 1.00%	1,145 1.15%
Sales	1,816 8.91%	6,095 10.78%	11,304 11.33%
Transportation	852 4.18%	2,363 4.18%	3,417 3.43%
Retail	1,664 8.16%	3,752 6.64%	6,685 6.70%
Wholesale	367 1.80%	923 1.63%	1,545 1.55%
Manufacturing	987 4.84%	2,259 4.00%	3,663 3.67%
Production	2,924 14.35%	5,072 8.97%	7,579 7.60%
Construction	790 3.88%	2,138 3.78%	3,626 3.64%
Utilities	1,045 5.13%	2,501 4.43%	4,047 4.06%
Agriculture & Mining	43 0.21%	165 0.29%	195 0.20%
Farming, Fishing, Forestry	33 0.16%	110 0.19%	129 0.13%
Other Services	627 3.08%	1,804 3.19%	2,749 2.76%
2023 Worker Travel Time to Job	10,333	28,033	49,957
<30 Minutes	7,449 72.09%	16,903 60.30%	28,595 57.24%
30-60 Minutes	2,119 20.51%	7,231 25.79%	13,445 26.91%
60+ Minutes	765 7.40%	3,899 13.91%	7,917 15.85%
2010 Households by HH Size	7,156	21,755	37,035
1-Person Households	1,783 24.92%	6,022 27.68%	9,890 26.70%
2-Person Households	1,485 20.75%	6,009 27.62%	10,846 29.29%
3-Person Households	1,140 15.93%	3,528 16.22%	6,157 16.62%
4-Person Households	1,055 14.74%	2,983 13.71%	5,340 14.42%
5-Person Households	790 11.04%	1,693 7.78%	2,741 7.40%
6-Person Households	426 5.95%	784 3.60%	1,154 3.12%
7 or more Person Households	477 6.67%	736 3.38%	907 2.45%
2023 Average Household Size	3.10	2.70	2.70
Households			
2028 Projection	7,648	22,581	39,864
2023 Estimate	7,347	21,889	38,440
2010 Census	7,155	21,754	37,035
Growth 2023 - 2028	4.10%	3.16%	3.70%
Growth 2010 - 2023	2.68%	0.62%	3.79%

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COSTAR DEMOGRAPHICS

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Demographic Detail Report

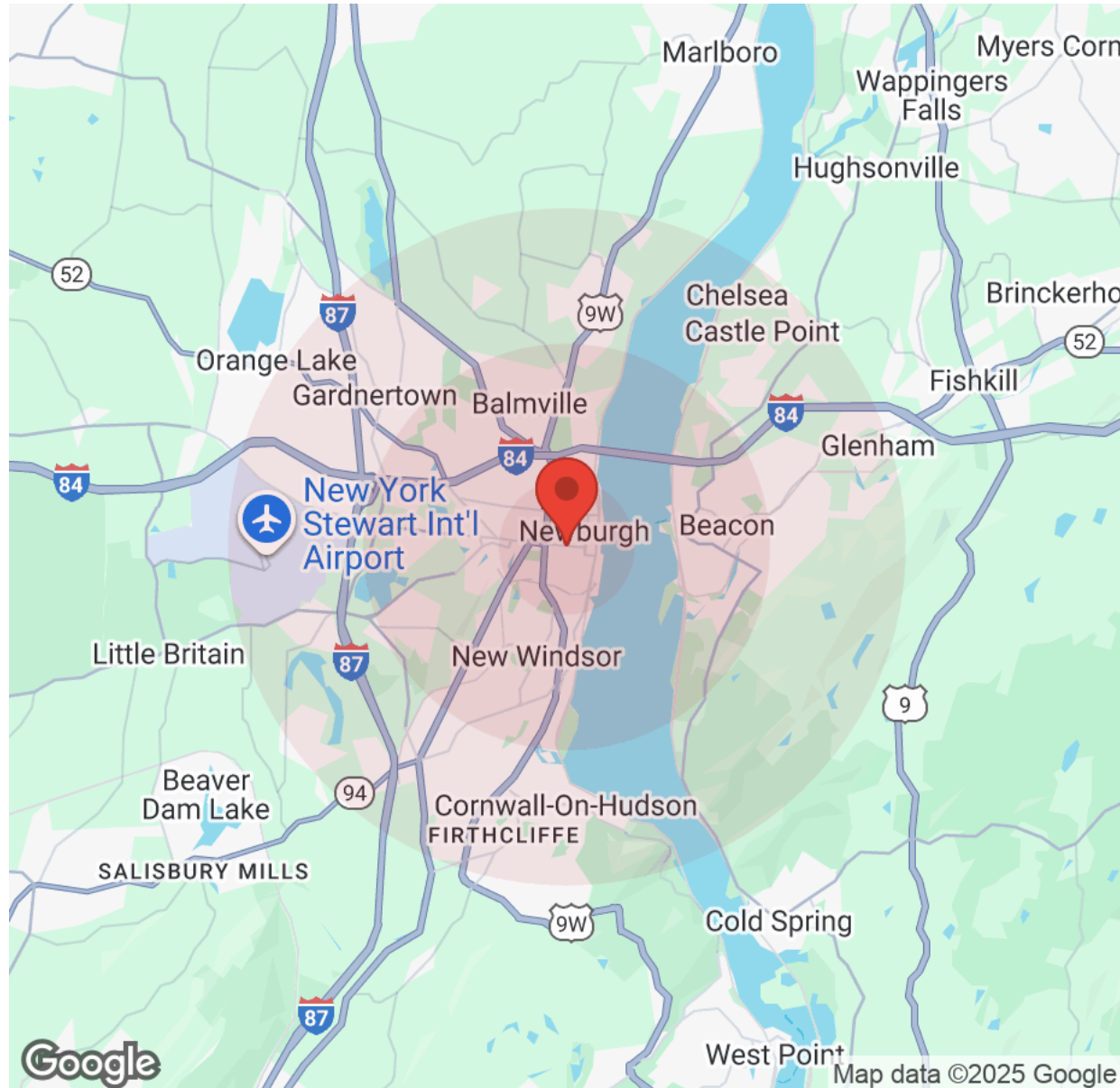
185 Broadway, Newburgh, NY 12550

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	7,346	21,888	38,438
<\$25,000	2,415 32.88%	4,391 20.06%	6,168 16.05%
\$25,000 - \$50,000	1,763 24.00%	3,916 17.89%	6,034 15.70%
\$50,000 - \$75,000	888 12.09%	2,864 13.08%	5,261 13.69%
\$75,000 - \$100,000	940 12.80%	2,674 12.22%	5,039 13.11%
\$100,000 - \$125,000	527 7.17%	2,357 10.77%	4,709 12.25%
\$125,000 - \$150,000	347 4.72%	1,442 6.59%	2,834 7.37%
\$150,000 - \$200,000	323 4.40%	2,355 10.76%	4,477 11.65%
\$200,000+	143 1.95%	1,889 8.63%	3,916 10.19%
2023 Avg Household Income	\$60,357	\$95,254	\$104,246
2023 Med Household Income	\$42,144	\$73,125	\$83,712
2023 Occupied Housing	7,346	21,889	38,440
Owner Occupied	1,915 26.07%	11,305 51.65%	23,150 60.22%
Renter Occupied	5,431 73.93%	10,584 48.35%	15,290 39.78%
2010 Housing Units	8,472	23,885	40,818
1 Unit	2,444 28.85%	12,532 52.47%	24,588 60.24%
2 - 4 Units	4,458 52.62%	6,627 27.75%	8,074 19.78%
5 - 19 Units	638 7.53%	2,779 11.63%	5,069 12.42%
20+ Units	932 11.00%	1,947 8.15%	3,087 7.56%
2023 Housing Value	1,913	11,305	23,149
<\$100,000	298 15.58%	828 7.32%	1,639 7.08%
\$100,000 - \$200,000	1,031 53.89%	2,878 25.46%	4,516 19.51%
\$200,000 - \$300,000	329 17.20%	3,618 32.00%	7,052 30.46%
\$300,000 - \$400,000	131 6.85%	2,181 19.29%	5,372 23.21%
\$400,000 - \$500,000	56 2.93%	1,119 9.90%	2,963 12.80%
\$500,000 - \$1,000,000	66 3.45%	602 5.33%	1,436 6.20%
\$1,000,000+	2 0.10%	79 0.70%	171 0.74%
2023 Median Home Value	\$163,869	\$253,800	\$276,850
2023 Housing Units by Yr Built	8,527	24,127	41,657
Built 2010+	202 2.37%	879 3.64%	2,351 5.64%
Built 2000 - 2010	249 2.92%	1,455 6.03%	3,817 9.16%
Built 1990 - 1999	252 2.96%	1,196 4.96%	2,977 7.15%
Built 1980 - 1989	379 4.44%	2,163 8.97%	3,828 9.19%
Built 1970 - 1979	625 7.33%	2,372 9.83%	4,667 11.20%
Built 1960 - 1969	681 7.99%	3,205 13.28%	5,916 14.20%
Built 1950 - 1959	896 10.51%	3,392 14.06%	5,611 13.47%
Built <1949	5,243 61.49%	9,465 39.23%	12,490 29.98%
2023 Median Year Built	1947	1957	1964

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DEMOGRAPHICS

185 BROADWAY | NEWBURGH, NY 12550



Population	1 Mile	3 Miles	5 Miles
Male	12,109	31,342	55,831
Female	12,264	31,956	53,797
Total Population	24,374	63,298	109,628

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,555	11,960	19,560
Ages 15-24	3,990	8,792	14,355
Ages 25-54	10,584	26,294	45,385
Ages 55-64	2,172	7,297	13,646
Ages 65+	2,074	8,956	16,683

Race	1 Mile	3 Miles	5 Miles
White	6,932	27,395	52,896
Black	6,988	14,077	22,244
Am In/AK Nat	15	44	88
Hawaiian	2	19	22
Hispanic	9,798	19,167	29,051
Asian	258	1,431	3,333
Multi-Racial	314	924	1,535
Other	63	241	471

Income	1 Mile	3 Miles	5 Miles
Median	\$51,623	\$80,107	\$89,431
< \$15,000	1,826	2,939	3,804
\$15,000-\$24,999	765	1,490	2,289
\$25,000-\$34,999	660	1,509	2,172
\$35,000-\$49,999	757	2,253	3,566
\$50,000-\$74,999	991	3,150	5,494
\$75,000-\$99,999	934	3,252	5,304
\$100,000-\$149,999	1,320	4,158	7,594
\$150,000-\$199,999	592	2,659	5,269
> \$200,000	338	2,601	5,282

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,296	26,277	44,238
Occupied	8,180	24,012	40,773
Owner Occupied	2,016	11,197	22,318
Renter Occupied	6,164	12,815	18,455
Vacant	1,116	2,265	3,466

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








Building Better Communities With...

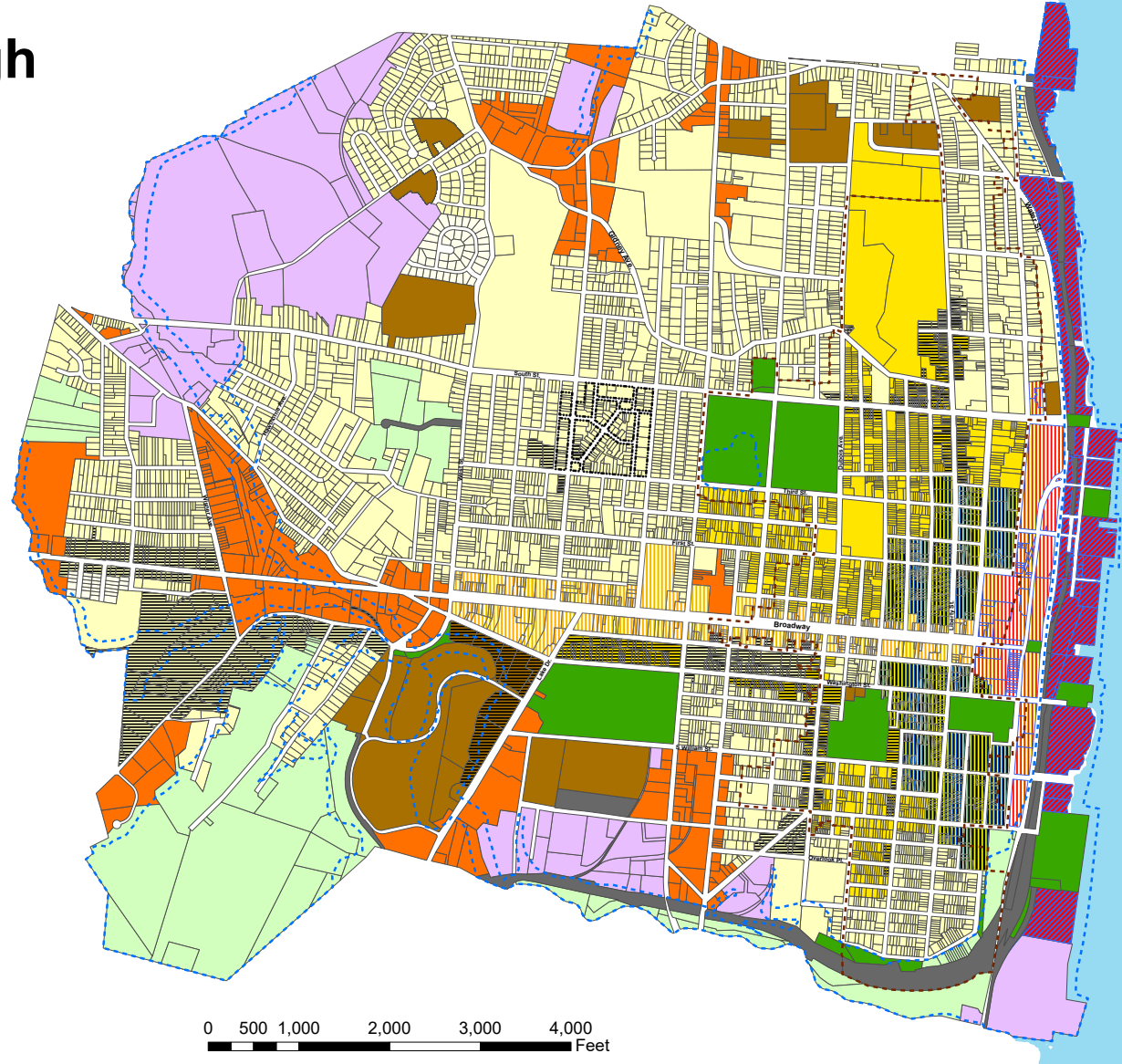

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ZONING MAP

185 BROADWAY | NEWBURGH, NY 12550

City of Newburgh Zoning

-  Historic District
-  Waterfront Protection Overlay
-  Colonial Terrace Architectural Design District
-  Neighborhood Commercial Overlay
-  Downtown Neighborhood
-  Planned Waterfront District
-  Broadway Corridor
-  Waterfront Gateway
-  Commercial District
-  Conservation Development District
-  Industrial
-  Park
-  Residential Single Family
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Right of Way



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ZONING USES

185 BROADWAY | NEWBURGH, NY 12550

Use	R-1	Low-Density Residential	Medium-Density Residential	High-Density Residential	Commercial	Industrial	Neighborhood Commercial Overlay	Conservation Development District	Broadway Corridor (BC)	Downtown Neighborhood (DN)	Waterfront Gateway (WG)	Planned Waterfront District (PWB)
Residential												
Apartment house			P*	P			P*	P*	P	P*	P*	P*
Four-family dwelling			P	P*			P*	P*	P	P*	P*	P*
Two- or three-family dwelling		P*	P	P				P*	P	P	P*	P*
Row or attached dwelling (townhome)		P	P					P*		P	P*	P*
Two-family detached dwelling		P*	P	P				P*		P	P*	
One-family detached dwelling	P	P*	P	P				P*		P	P*	P*
Residential care facility			S	S				P*	P	P	P*	P*
Cooperative house		P	P	P					P	P	P*	P*
Accessory apartment	A,S	A	A	A								
Bed-and-breakfast		A,S	A,S	A,S				A,S	A,S	A,S	A,S	A,S
Short-term in-home lodging	A,S	A	A	A				A	A	A	A	A
Boardinghouse		S	S									
Customary home occupation		A,S	A,S	A,S				A,S	A,S	A,S	A,S	A,S
Rooming house					S				S	S	S	S
Mixed use with residential			P*	P*					P*	P*	P*	P*
Live/work			P*	P*					P*	P*	P*	P*
Institutional												
Buildings, uses or facilities of any governmental unit		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Cemeteries		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
College/university		P*	P*	P*					P*	P*	P*	P*
Community center		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Parking lot		S	S	S	P	P	P*	P*	P*	S	S	S
Community parking lot	S	S	P*	P*	P	P	P	P*	P*	S	S	S
Dormitories		A	A	A	A	A	A	A	A	A	A	A
Hospital			S	A	A			A	A,S	A		
House of worship		P*	P*	P*	P*				P*	P*	P*	P*
Membership club					S	S	S	S	P*	P*	P*	P*
Museum					S	S	S	S	P*	P*	P*	P*
Parks, open space, recreational facilities		P	P	P	P	P	P	P*	P	P	P*	P*
Public libraries					P				P*	P*		
School of general instruction		P*	P*	P*	P*	P*			P*	P*	P*	
Commercial												
Activity facility					P*	P*	P*		P	P	P*	P*
Adult day-care facility				P*			P*		P	P	P*	P*
Adult uses					S	S						
Amusement center					P*	P*	P*		S	S		
Animal care facility					S	S			S	S		
Assembly hall				P*	P*	P*			P*		P*	P*
Bank					P*	A	P*		P		P*	
Bar					P*	P*	P*		P	P*	P*	P*
Billiard parlor					P*	P*	P*		P	P*	P*	
Bowling alley					P*	P*	P*		P*	P*	P*	P*
Brewing of malt beverages or distilled spirits primarily for on-site consumption					P*	P*	P*		P*	P*	P*	
Professional office			P	P	P	P	P		P	P	P*	P*
Cabaret					S	S			P	P	P*	P*
Car rental					S	P*			S	S	S	
Child day-care		P*,S	S	S	S		P*		P	P	P*	P*
Cottage industry		S	P	P	S		P*		P	P	P*	P*
Drive-thru (bank, restaurant, pharmacy, etc.)					P*		P*		P*	P*	P*	
Funeral home				P*	P*		P*		P*	P*	P*	
Hotel				P*	P*				P*	P*	P*	P*
Laundromat			P*	P*			P*		P	P		
Marina											P*	P*
Movie or professional theater, indoor concert venue				S	S				S	S	S	S
Nursing home			S	S	S		S	S	P*	P*	P*	P*
Office park					P*	P*	P*					
Personal services					P	A	P		P	P	P*	P*
Restaurant					P*	A	P*		P	P	P*	P*
Restaurant, carry-out					P*	A	P*		P	P*	P*	
Restaurant, fast-food					P*	A	P*		P	P*	P*	
Retail					P	A	S		P	P	P*	P*
Retail, neighborhood			S	S	P	A	P		P	P	P*	P*
Self storage					P*	P*						
Shopping center					P*							
Tattoo parlor					P				P	P	P*	P*
Taxi service				S	S	S	S		P*			
Technical school					S	P*	S		S	S	S	
Industrial												
Agriculture		S	S	S	P*	P*	S	S				
Automobile gas station					S	S	S					
Automobile sales					S	S	S					
Automobile service/repair				S	S	S	S					
Automobile wash					S	S	S					
Boat repair					S							
Distribution facility/warehouse					P*	P*						S
Dry cleaner; commercial laundry					P*	P*	P*		P*			
Industrial uses						P*						
Storage yard					P*	P*	S					
Wholesale					P	P*	P		P*			

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Hilary Ryan was born and raised in New York's beautiful Hudson Valley. She lived, worked, and studied in Europe for 15 years after attending Tulane University. Her extensive travels and spirit of adventure has taken her to many exotic locations and connected her to an array of interesting people all in the quest to build a wealth of knowledge and broad experience. Thanks to years of dedicated computer work and the curiosity of youth, Hilary is a marketing and social media wiz. She is resourceful, attentive to detail, and dedicated to her work. Animals and sports have always been an important component in her life. This unique talent stack is an asset at any stage of a deal. From meticulous research and working with community planners to the negotiating table and beyond, Hilary is a key advocate for her clients. Real estate doesn't end when the contracts are signed. She believes in building strong relationships professionally and throughout her community.

Let's build something together.

Top Producer - 2021, 2022, 2023...

2022 - NYSCAR President's Award

2021 - 2025 NYSCAR Hudson Valley Board - Secretary

2025 - 2026 NYSCAR Hudson Valley Board - 2nd Vice President

2024 - 2026 NYSCAR Statewide Board Of Governors - Trustee

2026 - 2028 NYSCAR Statewide Board - Treasurer Elect

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185 BROADWAY

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