



1102 MAIN

TENANT

PROJECT SCOPE
DEMOLITION OF EXISTING
CONSTRUCTION OF A
MIXED USE BUILDING
AND STREETSCAPE IMPROVEMENTS

DRAWING INDEX

NO.	TITLE
G0.01	EXISTING CONDITIONS
AX1.01	ARCHITECTURAL
CI.01	PROPOSED
A1.01	PROPOSED
A1.02	PROPOSED
AP.01	PROPOSED

Investment Opportunity

1102-1106 Main St. Peekskill, NY 10566



Presenting a fully approved development project in the heart of Peekskill's vibrant Main Street area. This prime corner lot, situated at a traffic light, offers an unparalleled investment opportunity with plans for 23 luxury one and two-bedroom rental units. The property's modern design integrates seamlessly into the bustling downtown environment, characterized by its rich cultural and historical heritage.



PROPERTY SUMMARY

Address	1102-1106 Main St. Peekskill, New York
To be built	2025
Parking	22 spaces
Square Footage	21,000 + SF
Number of Stories	First Floor Retail
Residential/Commercial SF	18,000+/3,000+ SF
Residential Units	20 (10 One Bed, 10 Two Bed)



McGrath Realty
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www.mcgrathrealty.com

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Clayton@clayton.realtor
Clayton C. Livingston Jr.

Location

Corner lot on Main Street, Peekskill's thriving downtown, surrounded by new developments, dining, and entertainment.

Potential

Strategically positioned to capitalize on Peekskill's ongoing revitalization and growing demand for high-quality residential and commercial spaces. With approvals in place and a full suite of design documents available, this project is ready to move forward to the construction phase.

Project Approval

Fully approved 10 one bedroom and 10 two bedroom units and several street-level commercial spaces.

Design

A beautifully crafted architectural design, offering parking on the street level, with residential units placed above, providing residents with urban convenience and modern comfort.

Street Level Commercial Spaces

Ideal for retail or office spaces, these units provide opportunity for live/work environment.

Renderings and Floor Plans

A comprehensive set of architectural renderings and floor plans is included, allowing potential buyers to visualize the final product.



PROPOSED FLOOR PLANS

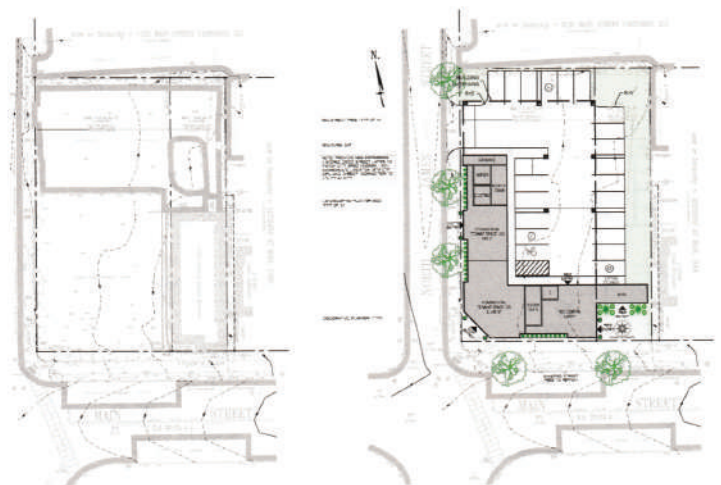


Main Street Elevation



James Street Elevation

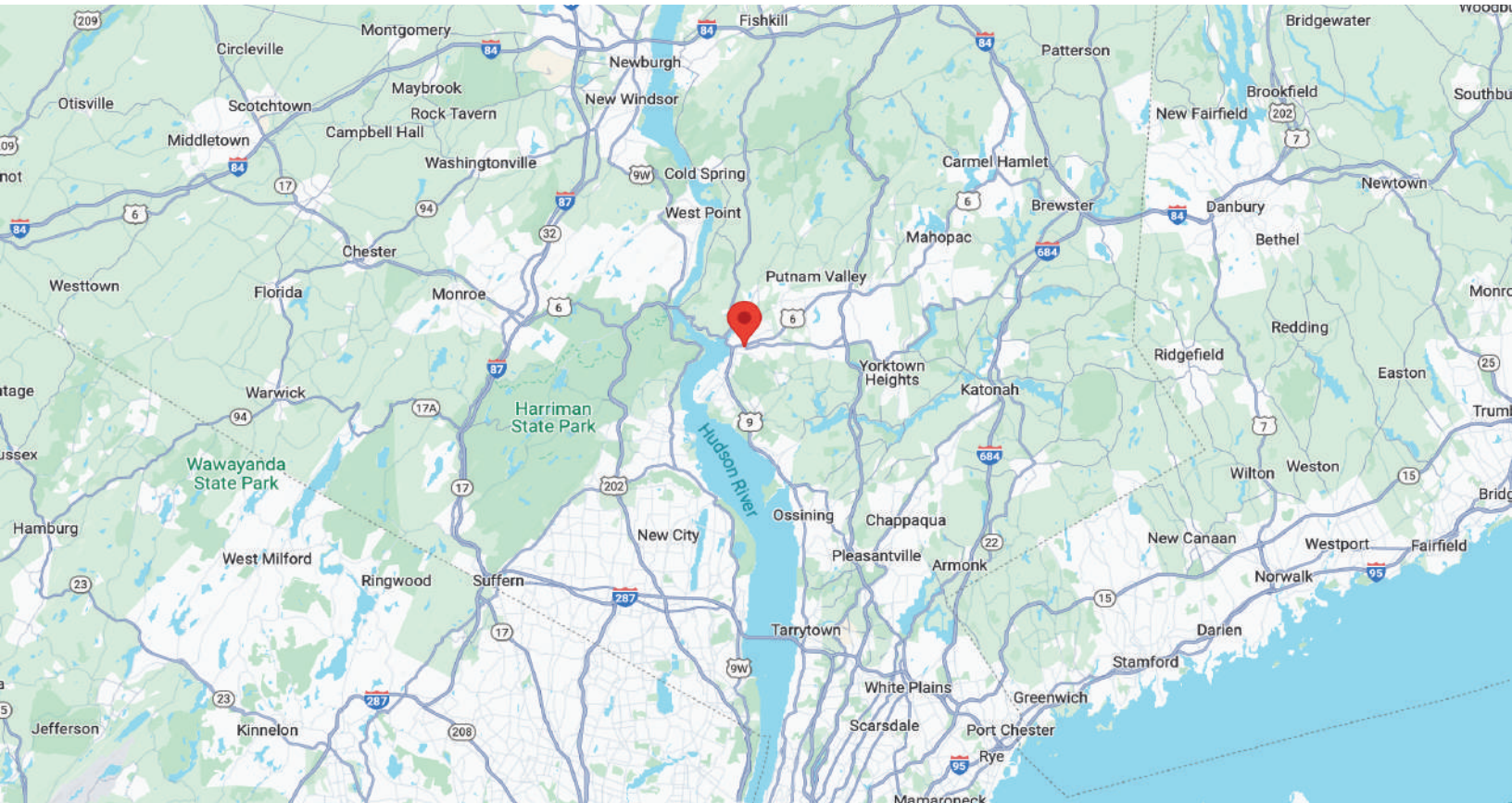
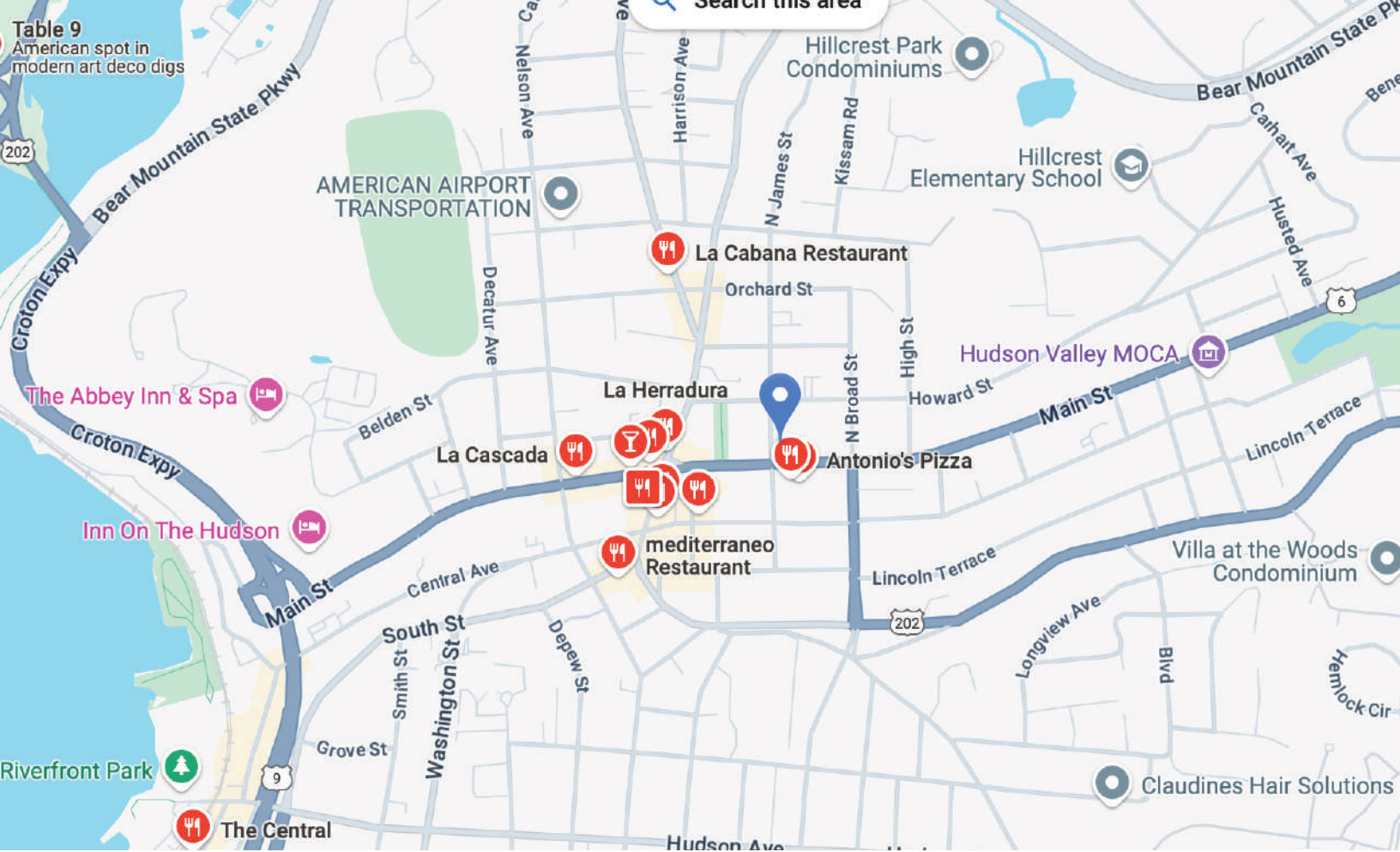
PROPOSED ELEVATIONS



SITE PLAN- EXISTING & NEW

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