

# Nyack | New York 30-34 New Street

Entrepreneur's Dream: Run Multiple Businesses Under One Roof



CHRISTIE'S

INTERNATIONAL REAL ESTATE

GROUP

COMMERCIAL DIVISION

FOR SALE: \$2,595,000




Christie's International Real Estate – Commercial Division is pleased to present a rare opportunity to acquire a fully stabilized, income-producing mixed-use asset in the heart of Downtown Nyack—one of the Hudson Valley's most vibrant, walkable riverfront communities. This well-maintained 7,495 SF, three-story building sits on a 0.13-acre lot with valuable on-site parking and features a diverse tenancy mix including an eco-friendly auto body shop, established laundromat generating approximately \$95,000 annually, office space, three music rehearsal studios, and a newly renovated one-bedroom apartment. With seven electric meters, four gas meters, sprinkler systems, and tenant-controlled HVAC, the property is designed for efficient multi-tenant operation and long-term durability.

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A photograph of a mechanic in a grey t-shirt and blue cap working on the rear of a red SUV in a well-lit, organized auto repair shop. The shop has a blue floor, various tools, and equipment. The mechanic is leaning over the open rear hatch of the vehicle. The background shows shelves with supplies and a large metal lift column.

Zoned C-1, the asset offers exceptional flexibility for continued mixed-use operation, owner-user synergy, or future redevelopment, including potential expansion or repositioning of the adjacent parking lot. Positioned in a pedestrian-friendly location just moments from Main Street, and within close proximity to New York City, the property benefits from strong surrounding demographics, high household incomes, and consistent foot traffic.

Ideal for both entrepreneurs seeking to operate multiple businesses under one roof and investors looking to lease each component, the property presents the opportunity to achieve a projected 7%+ CAP rate while also offering long-term upside in one of Rockland County's most sought-after downtown markets.



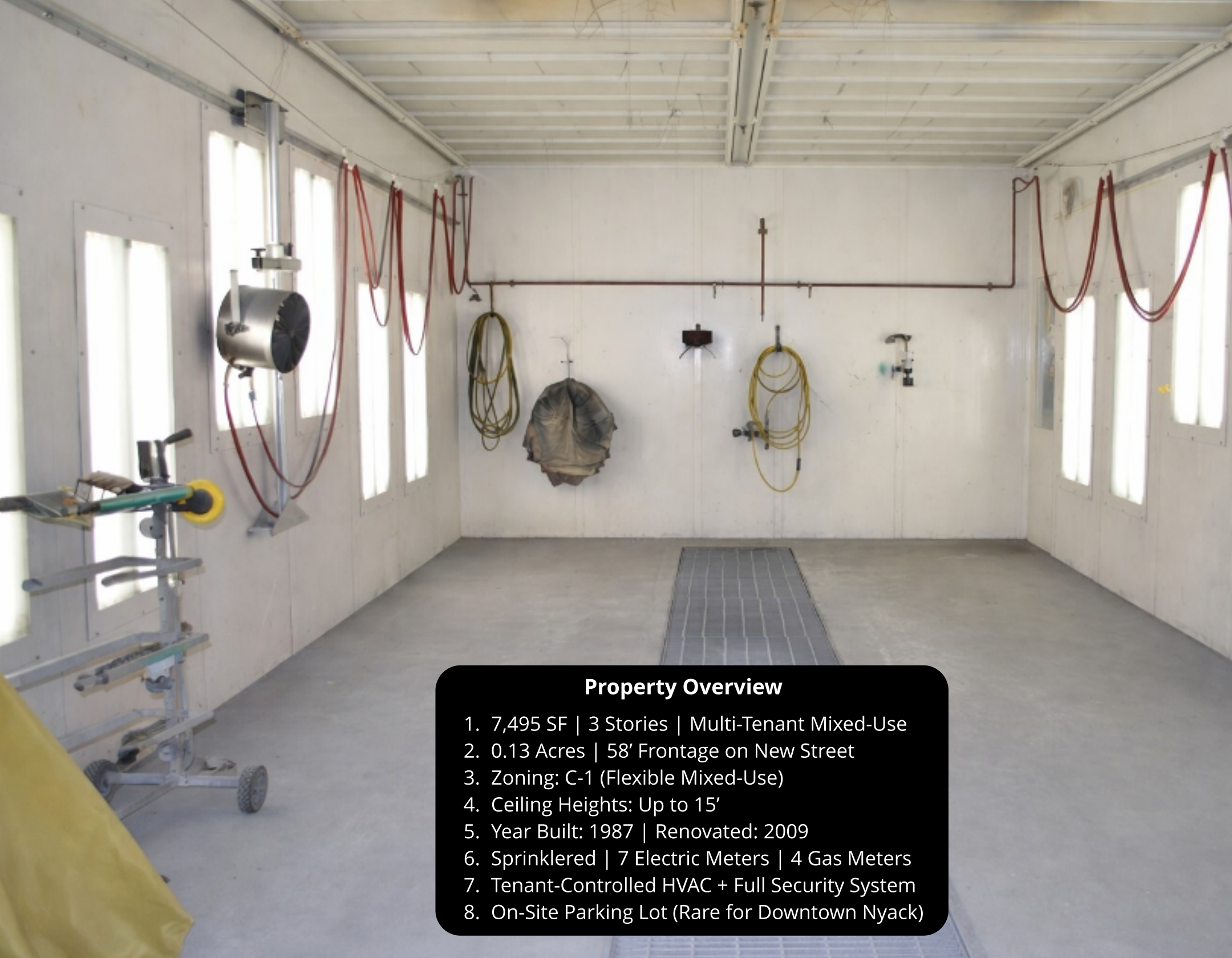


### **Income-Producing Tenancy Mix**

A dynamic blend of essential services and creative uses:

- Eco-Friendly Auto Body Shop(with dedicated parking)
- Established Laundromat(~\$95,000 annual revenue)
- Professional Office Space
- Three (3) Music Rehearsal Studios
- Newly Renovated 1-Bedroom Residential Unit

Multiple revenue streams provide stability and hedge against market fluctuations—an increasingly sought-after feature in today's investment landscape.



### Property Overview

1. 7,495 SF | 3 Stories | Multi-Tenant Mixed-Use
2. 0.13 Acres | 58' Frontage on New Street
3. Zoning: C-1 (Flexible Mixed-Use)
4. Ceiling Heights: Up to 15'
5. Year Built: 1987 | Renovated: 2009
6. Sprinklered | 7 Electric Meters | 4 Gas Meters
7. Tenant-Controlled HVAC + Full Security System
8. On-Site Parking Lot (Rare for Downtown Nyack)

A photograph of a room with walls covered in graffiti and drawings. The graffiti includes words like "SHERM", "BACON", and "THE PRIZE". There is a door in the center, a potted plant on the left, a guitar leaning against the wall, and two chairs on the right. A table with magazines is in the foreground.

### Location Advantage - Why Nyack?

Located along the Hudson River just 25 miles north of Manhattan, Nyack has evolved into a premier destination for dining, arts, and boutique retail.

- Exceptionally Walkable Downtown (Walk Score: 90)
- Thriving restaurant, café, and nightlife scene
- Strong household incomes (\$119K-\$122K within 3 miles)
- Growing population and workforce base
- Close proximity to New York City with easy access via the Mario Cuomo Bridge
- Nearby commuter rail access via NJ Transit & Metro-North
- Nyack's unique blend of urban energy and small-town charm continues to attract residents, visitors, and businesses alike—supporting long-term asset appreciation.

# LOCATION

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Christie's International Real Estate Group  
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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

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