



## 83 Main St, Dobbs Ferry, NY 10522

### Prime Commercial Investment Opportunity with Well-Established Restaurant & 6 Apartment Units for Sale

This exceptional mixed-use property offers a rare opportunity for both investors and owner-users. Nestled in a thriving location, the property boasts a well-established restaurant on the first floor, complete with a charming outdoor beer garden, 6 apartments above, 1 bed cottage and a newly renovated live/work barn at rear.

- **Well Established Restaurant on First Floor**
- **Charming Outdoor Beer Garden**
- **Thriving Location in Dobbs Ferry**
- **Investment/Owner User**
- **Mixed Use Property**

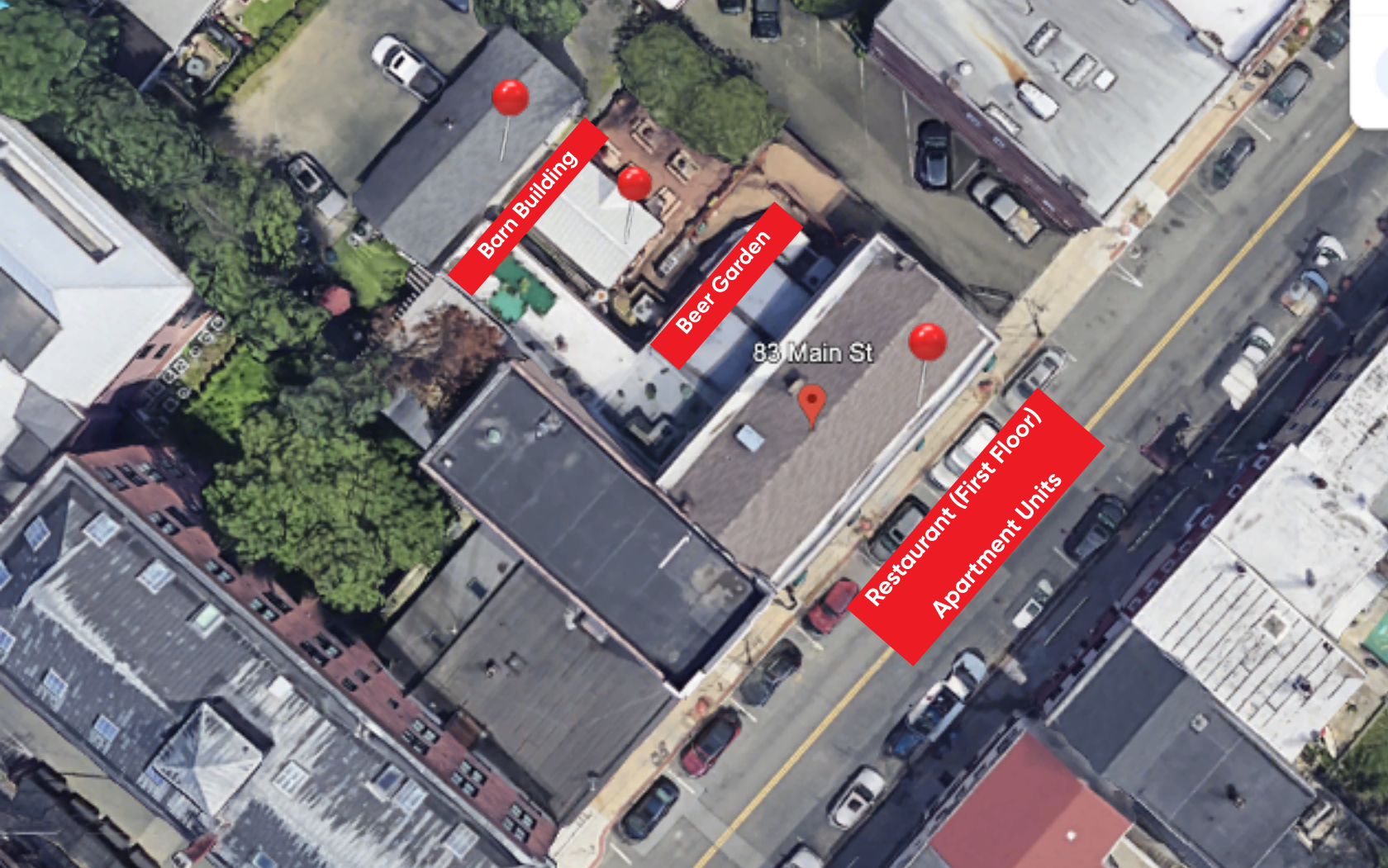


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Asking Price: **\$3,879,000**  
Inquire about Income & Expense





## Further Property Description

83 Main Street is a distinguished three-story mixed-use building situated in the vibrant heart of Dobbs Ferry. Boasting a seamless blend of commercial and residential spaces, this property epitomizes versatility and potential.







The property features six modern apartment units, ideal for long-term tenants or short-term rentals. A standout feature is the historic barn, which has been meticulously renovated into a unique studio/loft-style living space, blending rustic charm with modern comfort.







This multi-functional barn offers incredible versatility, making it perfect for commercial use or as a trendy residential unit.







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At its core, the ground floor hosts a thriving restaurant and bar, meticulously crafted from the fusion of multiple units. The restaurant features a fully-equipped commercial kitchen and utilizes the basement for convenient storage.

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