83, 89 & 91 MAIN STREET DOBBS FERRY, NEW YORK

DOWNTOWN MIXED-USE INVESTMENT & DEVELOPMENT OPPORTUNITY

4 COMMERCIAL UNITS | 10 RESIDENTIAL UNITS | DEDICATED PARKING | DEVELOPMENT UPSIDE



THE AGENCY

FOR SALE: INQUIRE FOR PRICING

6%+ CAP RATE W/ UPSIDE

FLEXIBLE PURCHASE OPTIONS: Acquire Either Building with Dedicated Parking or the Entire Three-Property Assemblage.



The Agency Commercial Division has been retained to present a rare opportunity to acquire a three-property mixed-use assemblage at 83, 89 and 91 Main Street in Dobbs Ferry, New York.

THE AGENCY®

COMMERCIAL DIVISION


Positioned in the heart of one of Westchester County's most desirable Hudson River communities, the portfolio combines established commercial tenancy, residential apartments, restaurant and hospitality space, dedicated parking, specialty space and future development potential within a single contiguous assemblage.
83 MAIN STREET
DOUDLEDAY'S
RESTAURANT
DOUDLEDAY'S
RESTAURANT
DOUDLEDAY'S


The properties occupy approximately 0.58 acres with approximately 128 feet of combined Main Street frontage, providing significant visibility in Dobbs Ferry's walkable downtown business district. The location is approximately a five-minute walk from the Dobbs Ferry Metro-North station and within close proximity to the Hudson River waterfront, Old Croton Aqueduct Trail, restaurants, shopping and neighborhood amenities.
89 MAIN STREET
PARKING LOT



The assemblage is anchored by Doubleday's Restaurant & Beer Garden at 83 Main Street and includes additional Main Street commercial tenants at 91 Main Street. Residential units across the portfolio provide another established source of income, while the centrally positioned 89 Main Street parcel provides parking and presents an opportunity for potential future development.

THE OPPORTUNITY

THREE CONTIGUOUS PROPERTIES. MULTIPLE INCOME STREAMS. ONE DOWNTOWN LOCATION.

83 Main Street

Mixed-use restaurant and residential property featuring Doubleday's Restaurant & Beer Garden, residential apartments and a renovated historic barn.

89 Main Street

Strategically positioned parcel currently providing dedicated parking to the assemblage, with potential for future mixed-use development subject to municipal approvals.

91 Main Street

Mixed-use Main Street property featuring two ground-floor commercial spaces, residential apartments and additional potential income-producing space.

Together, the properties provide an investor with the ability to control a meaningful portion of a highly visible Main Street block in a supply-constrained Hudson River community.

INVESTMENT HIGHLIGHTS

RARE DOWNTOWN ASSEMBLAGE

Three contiguous parcels provide scale and flexibility that are difficult to replicate within Dobbs Ferry's established downtown.

DIVERSIFIED INCOME STREAM

The portfolio combines commercial, restaurant, residential and specialty space, reducing reliance on any single use or tenant category.

ESTABLISHED RESTAURANT DESTINATION

83 Main Street is anchored by Doubleday's Restaurant & Beer Garden, featuring a full restaurant and bar operation together with outdoor dining and entertainment areas.

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INVESTMENT HIGHLIGHTS CONTINUED...

STRONG RESIDENTIAL COMPONENT

Residential apartments across 83 and 91 Main Street complement the commercial tenancy and benefit from proximity to transit, dining, recreation and the Hudson River.

DEDICATED DOWNTOWN PARKING

The 89 Main Street parcel provides on-site parking serving the assemblage—an increasingly valuable amenity in a walkable downtown environment.

DEVELOPMENT & VALUE-ADD POTENTIAL

89 Main Street offers the potential for future mixed-use development, while additional opportunities may exist through lease-up, rent growth and activation of underutilized spaces.

EXCEPTIONAL MAIN STREET EXPOSURE

Approximately 128 feet of combined Main Street frontage provides strong visibility and prominent positioning within the downtown commercial corridor.

TRANSIT-ORIENTED LOCATION

Approximately 0.3 miles from the Dobbs Ferry Metro-North station, providing convenient Hudson Line service to Manhattan.

HUDSON RIVER LIFESTYLE

The portfolio benefits from proximity to the Hudson River waterfront, parks, trails, restaurants and the recreational amenities that have made the Rivertowns increasingly desirable.

AFFLUENT WESTCHESTER DEMOGRAPHICS

The surrounding trade area benefits from high household incomes, strong housing values and an established consumer base supporting restaurants, retailers and neighborhood services.

"For an investor, the portfolio offers an unusual combination of existing cash flow, diversified tenancy, irreplaceable downtown parking, Main Street visibility and long-term value-add potential." - ***Bryan Lanza | Commercial Director at The Agency***



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COMMERCIAL DIVISION


91
89
83



83 Main Street represents the portfolio's primary hospitality and residential component, combining an established restaurant operation, residential apartments, outdoor hospitality space and a renovated historic barn. The property benefits from approximately 73 feet of Main Street frontage and a highly visible position within the downtown corridor.

Barn Building
Beer Garden
83 Main St
Restaurant (First Floor)
Apartment Units



Ground-floor restaurant space occupied by Doubleday's Restaurant & Beer Garden, an established downtown restaurant and gathering place.

The property's residential component consists of a mix of one-, two- and three-bedroom apartments with updated interiors and strong appeal to tenants seeking a walkable Rivertown lifestyle.


ALES
DOUBLEDAY
MONDAY
SATURDAY
SUNDAY

A TRUE LIVE • WORK • DINE ENVIRONMENT

The assemblage sits within the core of a neighborhood where residents can access restaurants, coffee shops, services, parks, recreation and commuter rail without relying exclusively on a vehicle. This combination is increasingly difficult to replicate in suburban markets and supports demand across each component of the investment:

Residential — Walkability, transit access and Hudson River lifestyle.

Restaurant — Local residents, visitors, commuters and surrounding Rivertown communities.

Retail & Services — Established downtown foot traffic and neighborhood demand.

Parking — Valuable support for tenants and customers in a constrained downtown environment.

Development — Opportunity to potentially add density in an established commercial district.




GUINNESS
Good Food
Cold Beer
Great Times
Go Team!
EXIT
BRADY
12


Cold
Beer
MANNING
10





RENOVATED HISTORIC BARN

Positioned behind the Main Street building is a fully renovated historic barn providing approximately: ±900 SF Commercial Space & ±700 SF Residential Space The barn combines historic architectural character with contemporary improvements and offers flexibility for live/work, office, studio or other compatible uses.




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91 MAIN STREET



91 MAIN STREET

MIXED-USE RETAIL & RESIDENTIAL ASSET

91 Main Street complements 83 Main Street with another established mixed-use property combining ground-floor commercial space and residential apartments above.

The property contains approximately 4,792 SF and approximately 55 feet of Main Street frontage.

COMMERCIAL COMPONENT

The ground floor is divided into two highly visible storefronts occupied by established neighborhood businesses, including: LoanDepot & Ronan's Barber Shop

The property's location provides convenient pedestrian access, storefront exposure and proximity to the remainder of the downtown business district.

RESIDENTIAL COMPONENT

Four residential apartments are located above the commercial space, consisting of a mix of one- and two-bedroom configurations. Renovated interiors, access to downtown amenities and proximity to Metro-North provide a compelling residential offering for commuters and local residents. The property also includes a fenced rear yard and additional specialty/workshop space that may provide an opportunity for incremental income.

89 MAIN STREET

PARKING & FUTURE DEVELOPMENT OPPORTUNITY

Located between 83 and 91 Main Street, 89 Main Street is a strategically important component of the assemblage.

The parcel currently provides dedicated parking serving the adjacent properties—an important amenity for the portfolio's restaurant, commercial and residential users.

Beyond its current parking function, the site presents investors with an opportunity to evaluate future mixed-use development, potentially adding new commercial and residential space to the portfolio.

Potential redevelopment could allow an investor to increase density, expand the portfolio's residential component and create additional long-term value while maintaining control of three contiguous downtown parcels.

Any development concept is subject to zoning, municipal approvals and independent purchaser verification.



TRANSIT & CONNECTIVITY

The Dobbs Ferry Metro-North station is approximately 0.3 miles from the property, making the portfolio particularly attractive to residents seeking access to Manhattan while retaining the quality-of-life advantages of suburban Westchester.

KEY ACCESS POINTS

Dobbs Ferry Metro-North Station — ±0.3 Miles
Broadway / Route 9 — Immediate Area
Saw Mill River Parkway — Convenient Access
I-87 / New York State Thruway — Regional Access
White Plains — Major Westchester Employment Center
Manhattan — Accessible via Metro-North Hudson Line

RESTAURANT TRADE AREA / POINTS OF INTEREST

83 MAIN STREET | DOBBS FERRY, NY 10522

DOUBLEDAY'S
RESTAURANT & BAR



TRADE AREA HIGHLIGHTS

- Prime restaurant location in the heart of Downtown Dobbs Ferry
- Steps from the Hudson River waterfront and public park
- Short walk to Metro-North station with direct access to NYC
- Surrounded by daytime and evening demand generators
- Strong demographics and high average household incomes

LEGEND

- Subject Property
- Metro-North Station
- Parks & Recreation
- University
- Shopping / Retail
- Major Roadways
- Residential Communities
- Trails / Greenway
- Trade Area Radius

DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE
Population	4,932	13,541	59,246
Average HH Income	$196,278	$213,712	$186,245
Daytime Population	6,301	15,423	64,987
Total Households	2,063	5,395	23,354

*Source: Esri 2024

DRIVE TIMES

Ardsley	5 Min
Hastings-on-Hudson	6 Min
Scarsdale	10 Min
White Plains	15 Min
Manhattan, NYC	35 Min

STRATEGIC LOCATION. STRONG DEMAND. LASTING SUCCESS.

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