



MULTIFAMILY PROPERTY FOR SALE

FULLY APPROVED 20 APARTMENTS + RETAIL - SHOVEL READY PROJECT BEACON MAIN STREET

364 MAIN ST, BEACON, NY 12508

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BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	37,045 SF
Residential Units:	20
Commercial Units:	1-3
Price / SF:	-
Cap Rate:	19.05%
NOI:	\$800,115
Year Built:	2024
Zoning:	CB
Est. Construction Cost	\$6,900,000

PROPERTY OVERVIEW

Beacon, NY Development Opportunity!

Fully approved 3 story building is ready to be built. The property boasts 8,400 SF of commercial space on the ground floor, which could be one large or three individual space. The second and third floors combine for 26,000 SF of residential space, and designed for a mix of 20 one and two bedroom apartments. The building will feature an elevator, tenant parking, and a full basement. Plenty of site work has already been completed, including concrete basement, new water/sewer lines, and two-thirds of the elevator shaft

This a unique and remarkable opportunity in the heart of Beacon, a vibrant community nestled amidst a lively landscape of restaurants, art galleries, boutique shops, and more.



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COMPLETED CONSTRUCTION ITEMS

COMPLETED WORK

- Poured concrete full basement
- All upgraded sewer & water onto building with all mains run
- Roof drains tied in to drainage
- Gas & Electric on site
- Temporary electric panel for construction installed
- Elevator shaft 80% complete to bottom of second floor
- Structural peers poured in basement
- Existing building completely demo
- Construction fencing up and site secured
- Building permit in hand good until 2/6/2025



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

OPERATING DATA

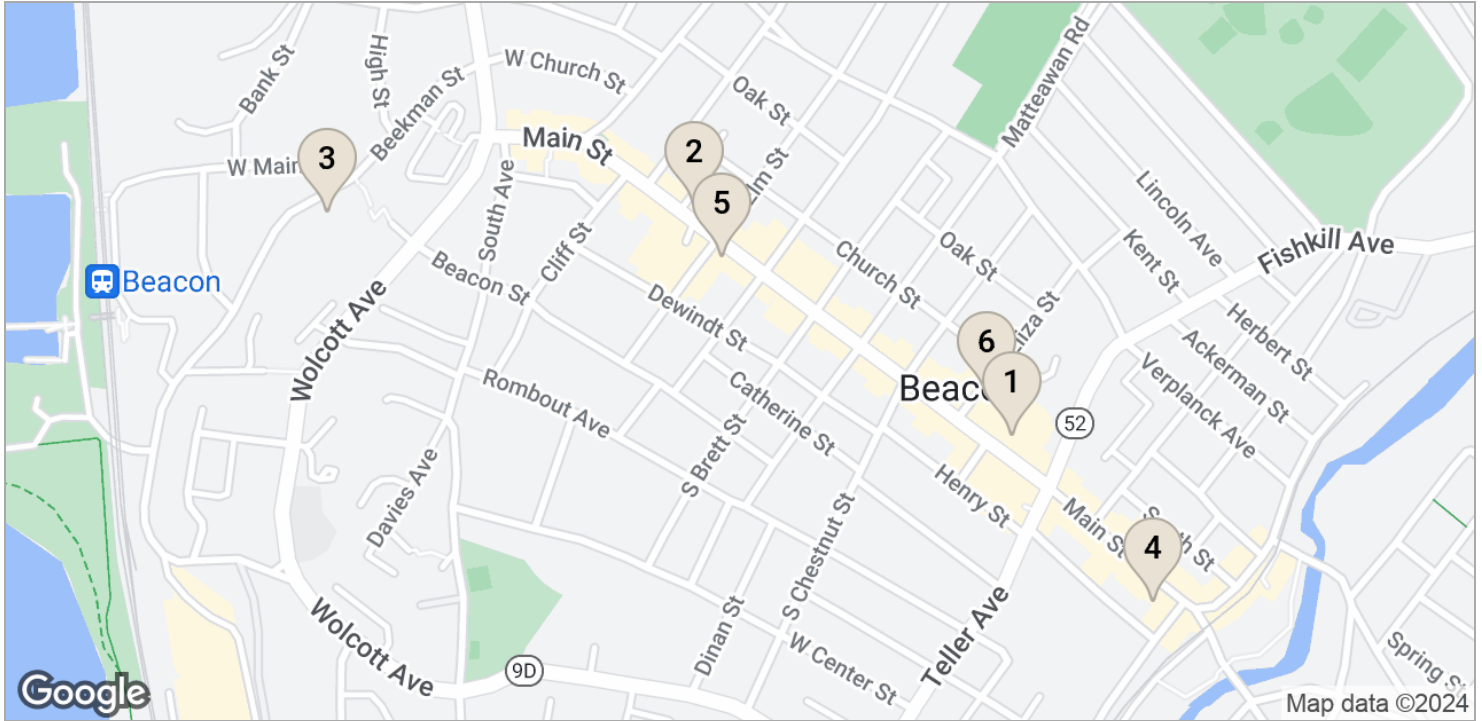
Gross Scheduled Income	\$1,023,069
Other Income	\$30,500
Total Scheduled Income	\$1,053,569
Vacancy Cost	\$51,153
Gross Income	\$1,002,416
Operating Expenses	\$202,300
Net Operating Income	\$800,116

Additional Income Includes: Parking, Pets, Washer/Dryer & Application Fee

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RESIDENTIAL RENTAL COMPS



1

364 MAIN ST - SUBJECT PROPERTY
Beacon, NY
12508

2

206-208 MAIN ST
Beacon, NY
12508

3

30 BEEKMAN ST
Beacon, NY
12508

4

475 MAIN ST
Beacon, NY
12508

5

249 MAIN ST
Beacon, NY
12508

6

344 MAIN ST
Beacon, NY
12508



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RESIDENTIAL RENTAL RATES

1. 364 MAIN ST - SUBJECT PROPERTY

Beacon, NY 12508

UNIT TYPE:	RENT:
1 Bedroom	\$2,850
2 Bedroom	\$3,750

2. 206-208 MAIN ST

Beacon , NY 12508

UNIT TYPE:	RENT:
1 Bedroom	\$2,995
2 Bedroom	\$3,150

3. 30 BEEKMAN ST

Beacon, NY 12508

UNIT TYPE:	RENT:
2 Bedroom	\$3,800

4. 475 MAIN ST

Beacon, NY 12508

UNIT TYPE:	RENT:
2 Bedroom	\$3,950



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RESIDENTIAL RENTAL RATES

5. 249 MAIN ST

Beacon, NY 12508

UNIT TYPE:	RENT:
2 Bedroom	\$3,400

6. 344 MAIN ST

Beacon, NY 12508

UNIT TYPE:	RENT:
1 Bedroom	\$2,400
2 Bedroom	\$3,500

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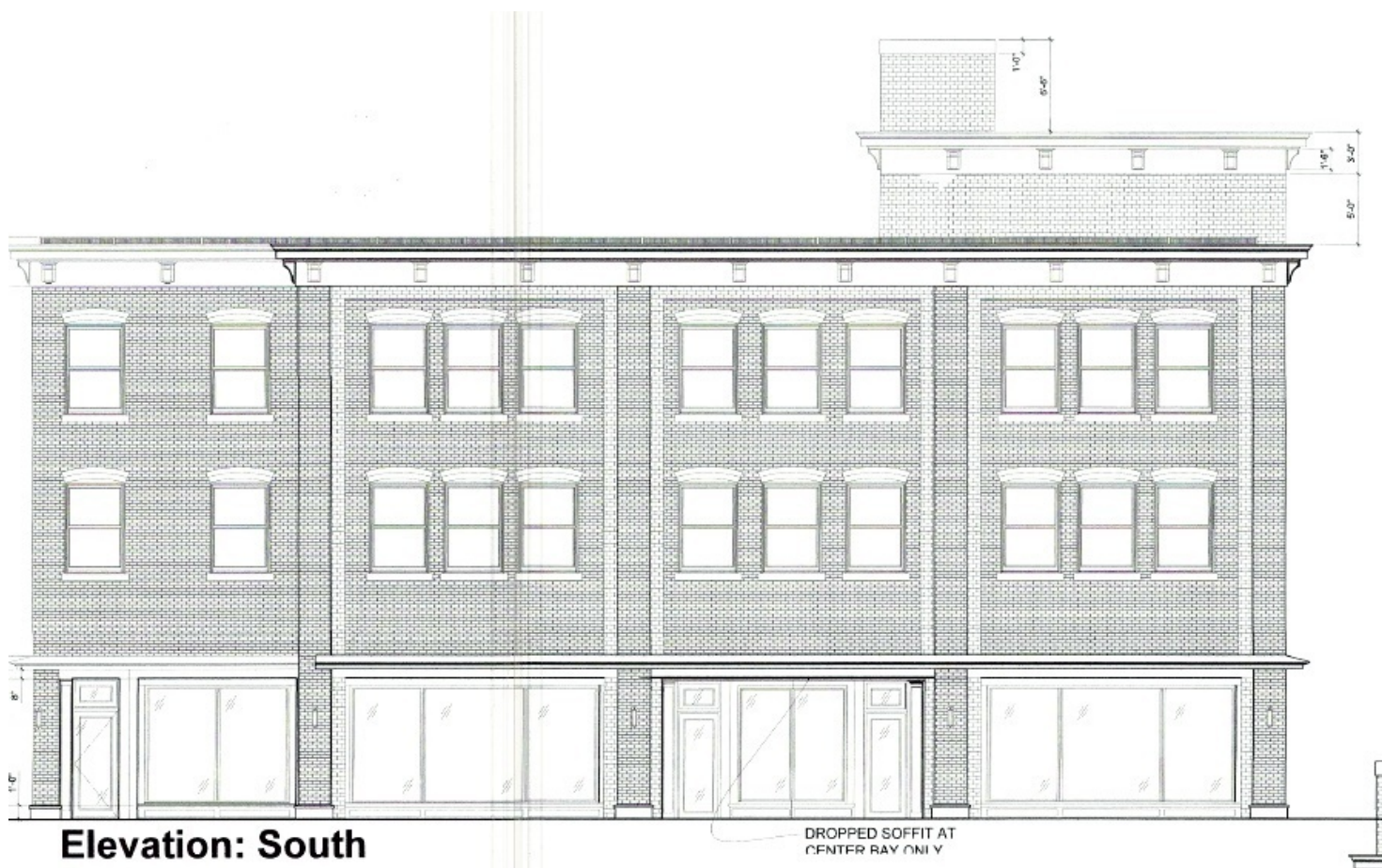
ADDITIONAL PHOTOS



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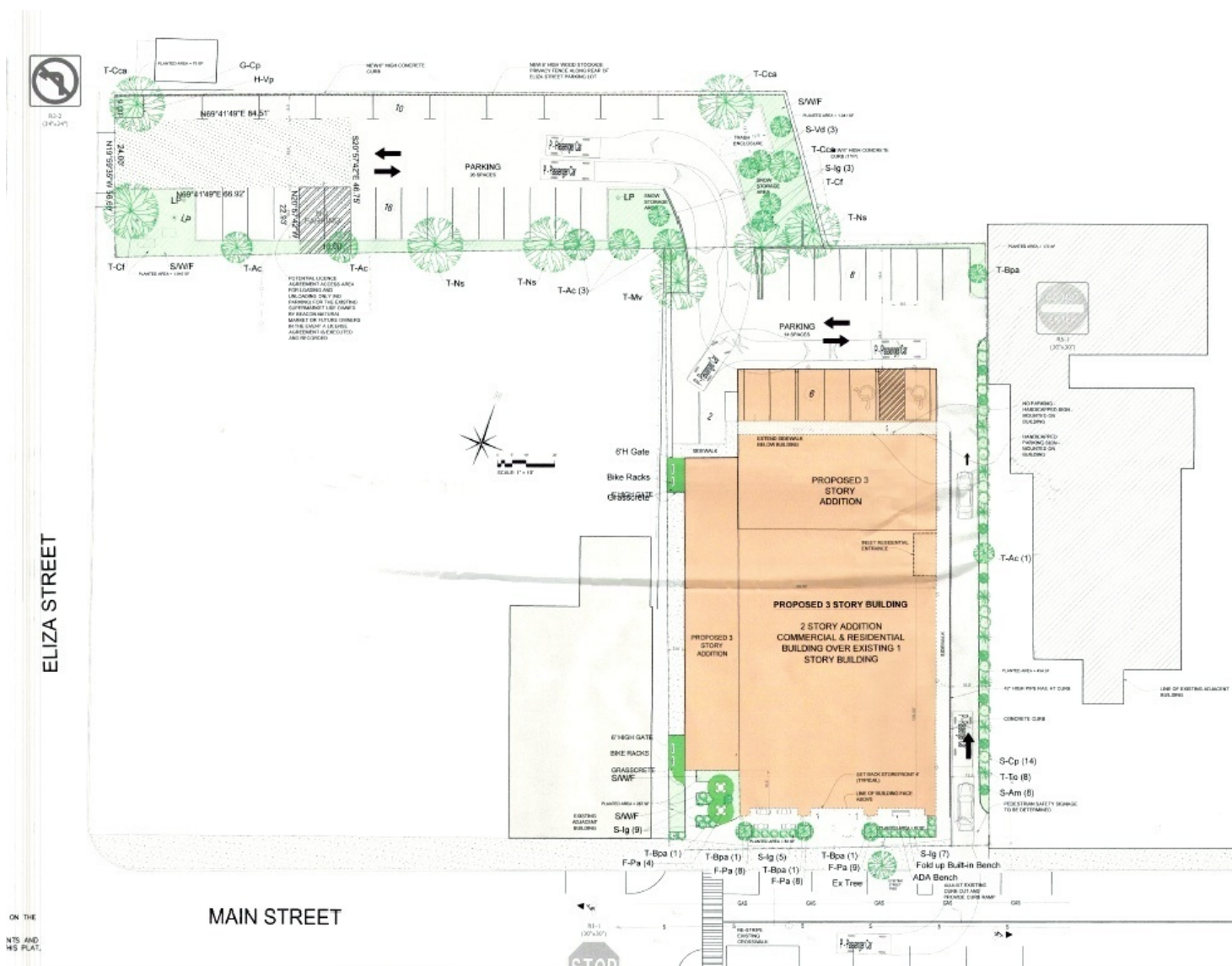
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SOUTH ELEVATION



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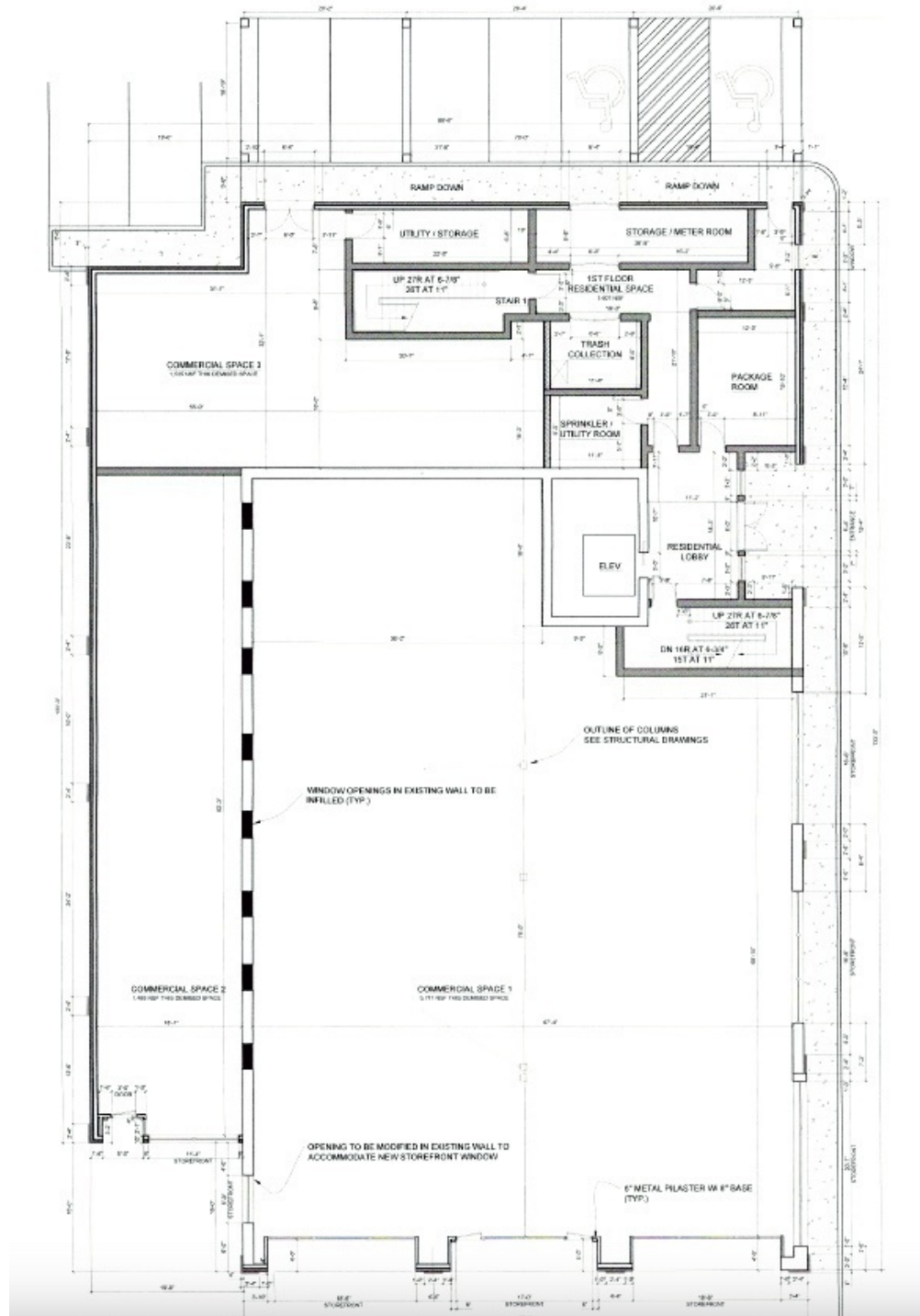
SITE PLAN



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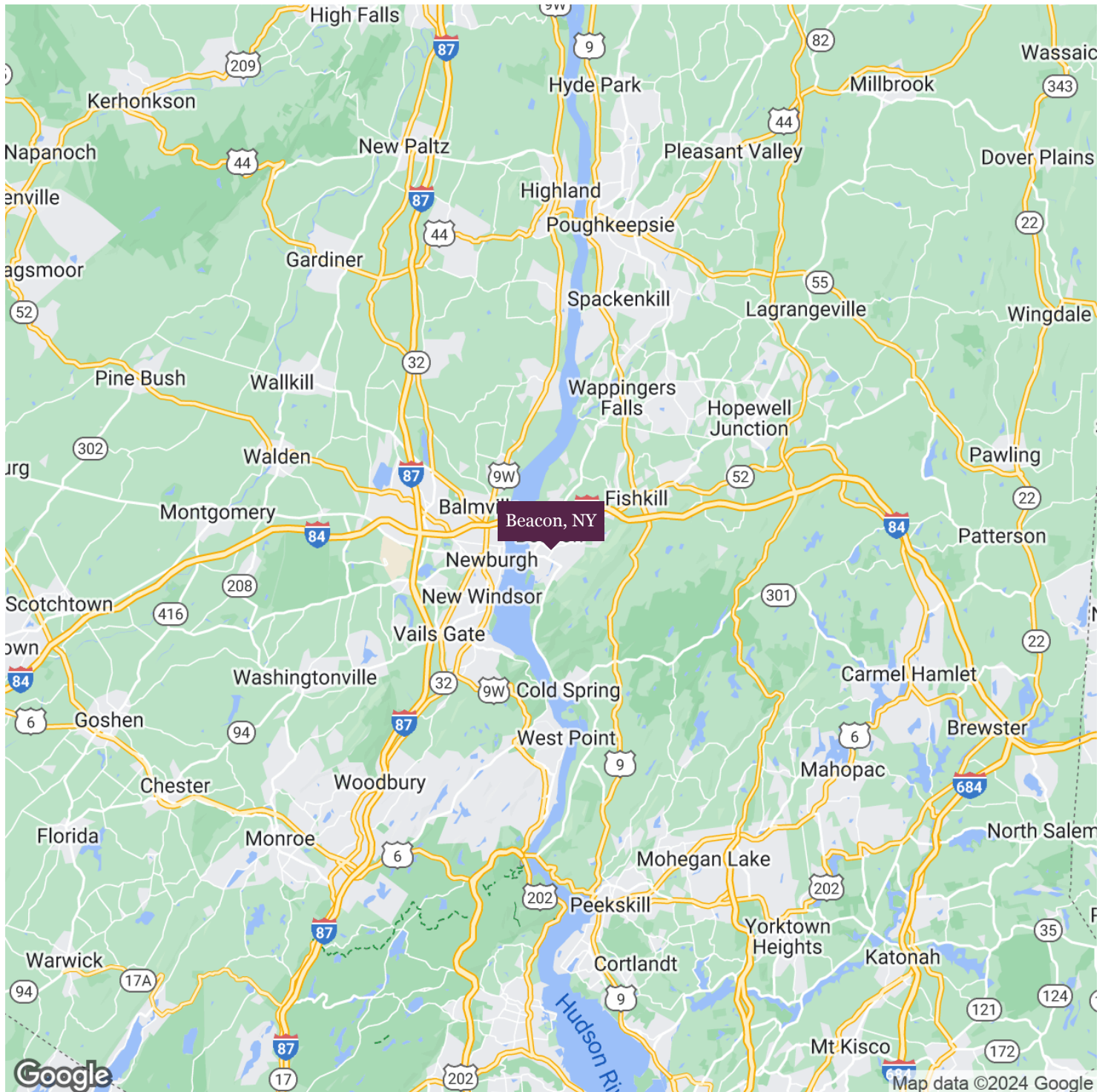
COMMERCIAL SPACE



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REGIONAL MAP

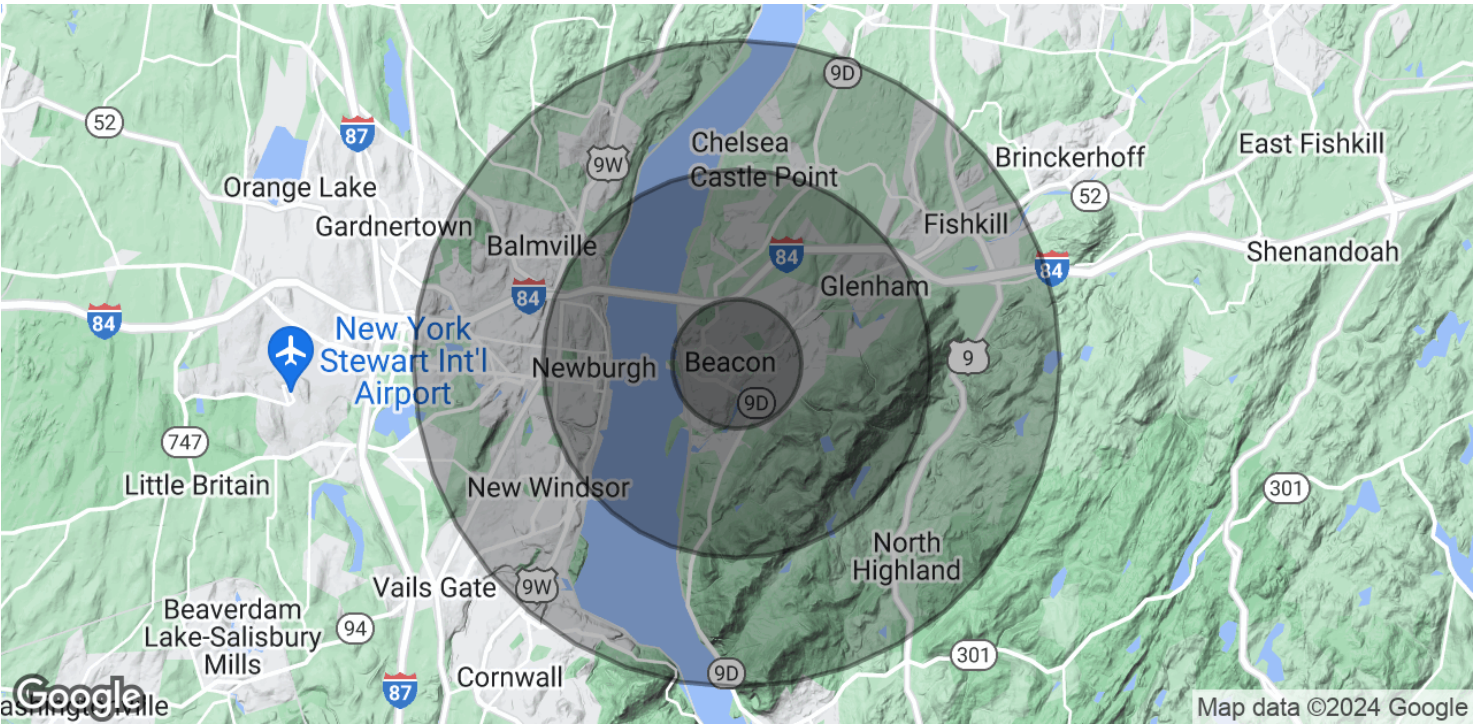




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,416	47,226	91,572
Average Age	38.1	37.4	38.9
Average Age (Male)	39.1	37.0	36.9
Average Age (Female)	38.3	37.0	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,077	19,576	38,257
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$87,298	\$73,590	\$81,726
Average House Value	\$314,549	\$223,004	\$235,346

* Demographic data derived from 2020 ACS - US Census