

FOR SALE

# Multi-Unit Mixed-Use Property

209 Main Street, Highland Falls, NY



RECENT PRICE IMPROVEMENT!



SCAN FOR WEBSITE



INVESTMENT OPPORTUNITY

## 12,000± SF on .17 Acre Corner Parcel

### Property Highlights

Former NAPA Auto Parts store, 12,000 SF multi-unit, mixed-use building sited on a .17-acre parcel at the corner of Main and Walnut Streets features:

- 6,000 SF ground-floor retail, office, with all-glass showroom
- 6,000 SF second floor includes 4 (fully-rented) apartments (second floor entry from Walnut Street as well as from showroom)
- 2 garages, 2 truck doors, lift and air compressor
- Cement block structure, flat roof
- Zoned B1 [Village Highland Falls Zoning](#)
- Parking for 7 vehicles in front of building with additional parking on Walnut Street side.

**FOR SALE:** \$1,250,000

### Contact

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 jvarricchio@pyramidbrokerage.com

### Location Highlights

- Situated in a unique, walkable college-type (West Point Military Academy) community ±1 mile from Academy entrance.
- Nearby attractions include Woodbury Commons Premium Outlet Mall, 4.2 miles to the Hudson River waterfront
- Proximity to NYS Thruway, Palisades Highway, Bear Mountain Bridge, Route 9W & Stewart International Airport
- Less than 60 miles to New York City

Demographics	3 Miles	5 Miles	10 Miles
Population	14,500	27,714	210,575
Households	3,624	8,549	75,548
Avg. H.H. Income	\$144,415	\$150,456	\$140,320
Total Daytime Employees	15,377	19,530	88,617

Source: US Census Bureau; ESRI forecasts for 2022

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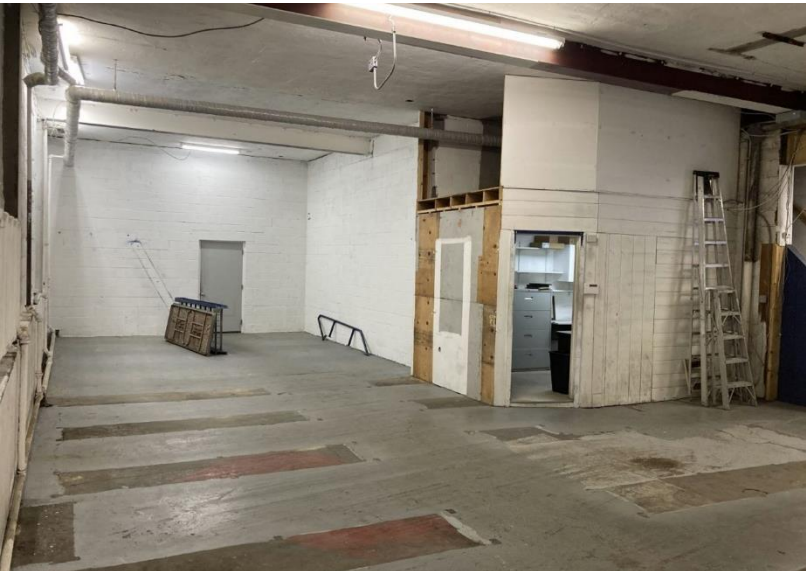
**STREET LEVEL COMMERCIAL SPACE**



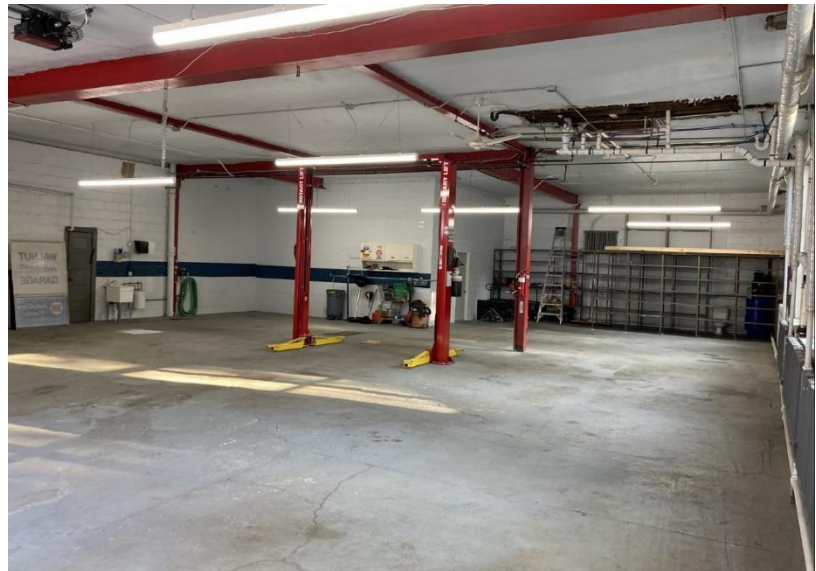
Side and Rear View



Ground Floor Retail



Interior



Garage



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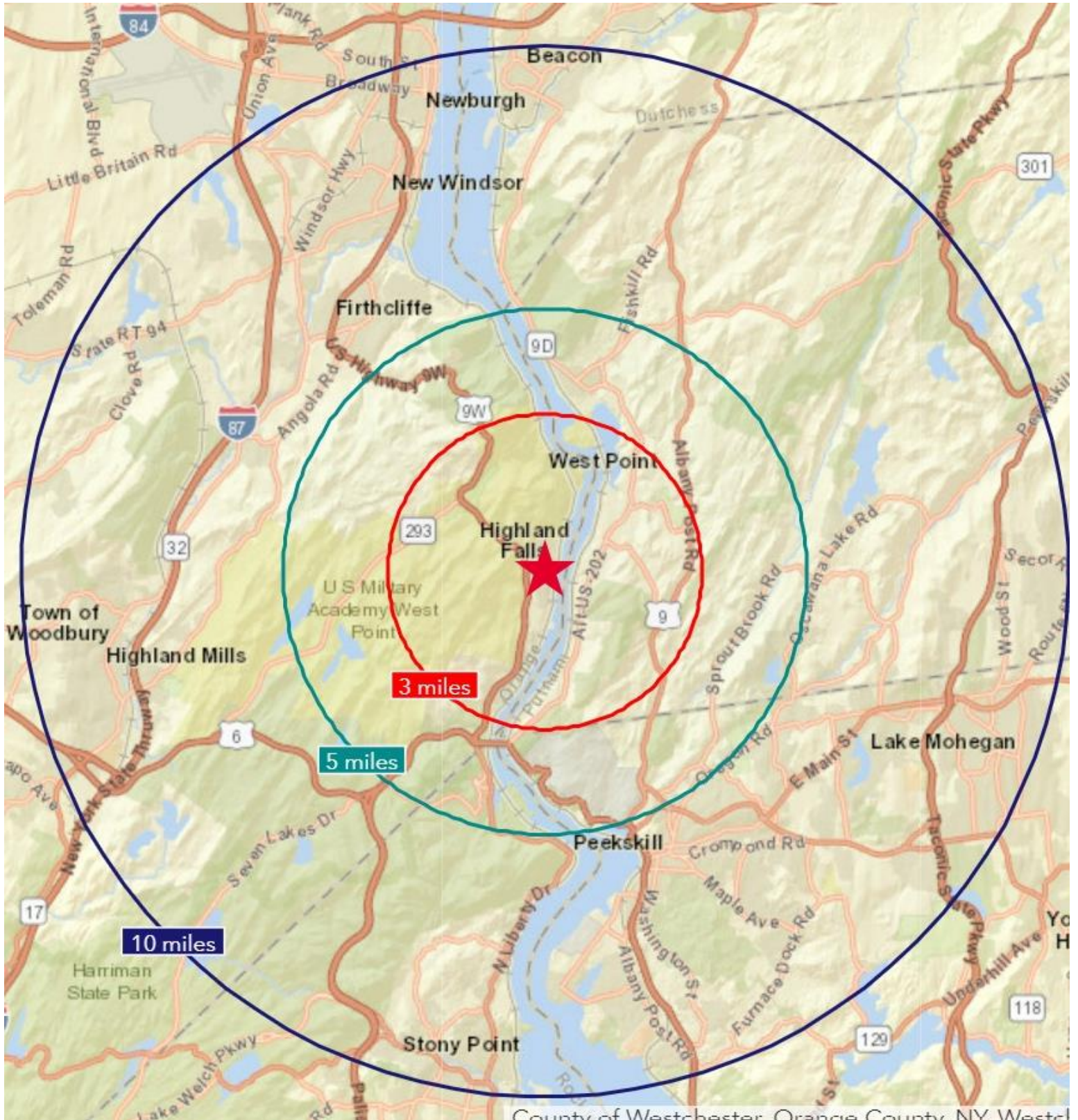
4 UPSTAIRS APARTMENTS





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3, 5, 10 Mile Radius Map