

**PRIME
DEVELOPMENT
OPPORTUNITY**

81 Main Street Dobbs Ferry, New York

Transform this former bank building in the historic Hudson River town of Dobbs Ferry into a mixed-use building with 2,619 square feet of ground floor retail and 9 residential units



EXISTING:

2,619 Square Feet

Full Basement

Street Frontage: 27'

Ceiling Height: 36'

PROPOSED DEVELOPMENT:

Ability to increase ceiling height to 50' & create 3 floors of residential units with Hudson River Views

Walking distance to Metro North RR

Ground floor retail perfect for a restaurant, bar or shop

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