

Six Story - Mixed Use Development

15 Residential Units + Commercial Space

Offering Memorandum

ASKING PRICE
\$475,000

Fully Approved

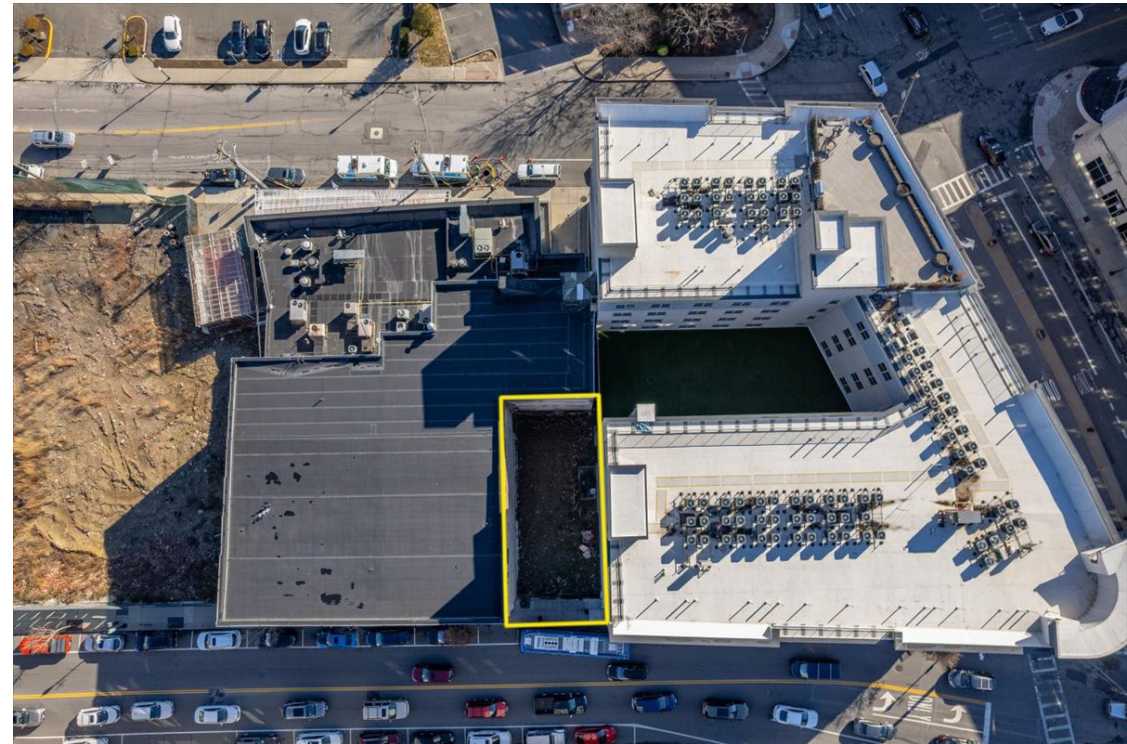
**DEVELOPMENT
OPPORTUNITY**

15 North Main Street
Port Chester, N.Y.

EXCLUSIVELY REPRESENTED BY
C.J. PAGANO & SONS, INC
420 WESTCHESTER AVENUE
PORT CHESTER - NEW YORK
914-939-1123

Executive Summary

Offering Memorandum *For Sale*



Property Overview

- This opportunity is located in the heart of downtown on North Main Street in Port Chester's Urban Center Character District (CD-5) to develop a 6-story mixed-use building. This site consists of appx. 2,151 sf of land and is uniquely positioned within steps to the Port Chester Metro-North Train Station, offering direct connectivity to Manhattan, Stamford, and the broader region. Located in an Opportunity Zone.
- Recently reduced asking price: \$475,000 - Purchaser responsible for additional payment in lieu fees for development.

Site Composition

- 15 North Main Street Port Chester, NY 10573
- Tax ID - 142.31-1-19
- 2,151 sf as per legal survey
- 2025 Assessed Value: \$108,200 - 2025 Taxes: \$3,570.06

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Licensed Real Estate Broker

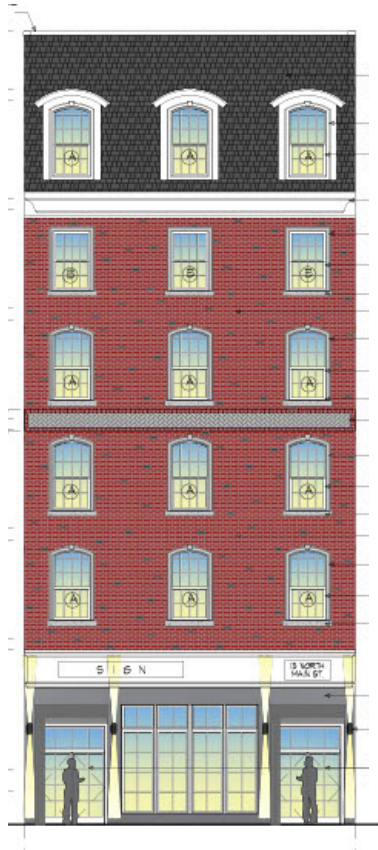
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Investment Highlights & Rendering

Offering Memorandum

For Sale



15
North Main
Street

Front
&
Rear
Rendering



- Development Opportunity: CD-5 Development Opportunity.
- 2,151 sf of land for development.
- Approved plans for Fifteen (15) residential units and ground floor commercial space.
- Floor 1 - Commercial space.
- Floors 2-6 - Three (3) apartments per floor. Each floor from 2nd-6th has (2) 1-Bedroom apartments and (1) studio apartment.
- Transit Oriented Location: Steps from the Metro North and steps from Bus Lines, ideal for residential and mixed use demand.
- Downtown Growth: Surrounded by active projects that will reshape the urban landscape.
- Frontage on North Main Street.
- Strong Demographics: Port Chester and Westchester County remain high demand markets for housing, entertainment and retail.

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Location Highlights

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- Steps from the Port Chester Metro North Train Station (Travel time <40 minutes to NYC).
- Steps from the Capitol Theatre, a historic live music venue attracting national acts.
- Walking distance to shops, dining, and amenities in downtown Port Chester.
- Surrounded by major approved developments that are currently and will transform the Village in the coming years.
- Immediate access to I-95, I-287, Hutchinson Riverparkway and the Connecticut border.
- Positioned near the center of town in the middle of the Village's revitalization, offering unmatched access and visibility.

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Exclusive Representation

C.J. Pagano & Sons, Inc. is proud to represent the ownership as the Exclusive Broker for this rare development opportunity. With decades of experience and deep-rooted relationships in the Port Chester market, our firm has been entrusted to guide the disposition of this unique site.

All inquiries and discussions regarding this property shall be directed solely through our office.

Contact exclusive brokers Neil Pagano or Chris Krzeminski for further information.

Note: All of the information supplied above is taken from sources deemed to be reliable to the best of the sources knowledge and belief but is not guaranteed accurate. No warranty is expressed or implied and all information should be independently verified. The properties which are offered herein are subject to sale, change or withdrawal at any time without notice.

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Offering Memorandum
For Sale



Eastern View



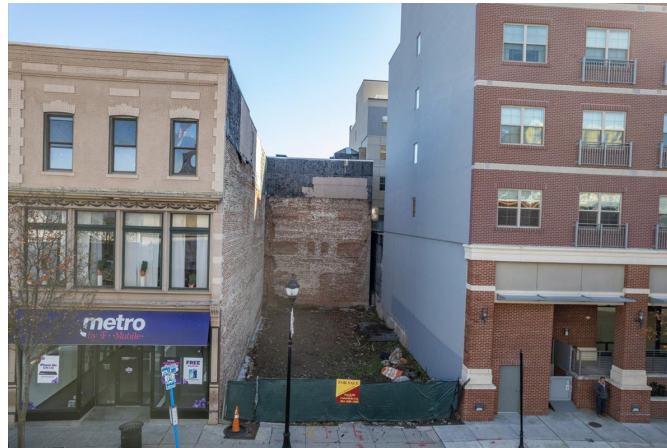
North Eastern View



Northern View



Western View



Front of Site



Southern View

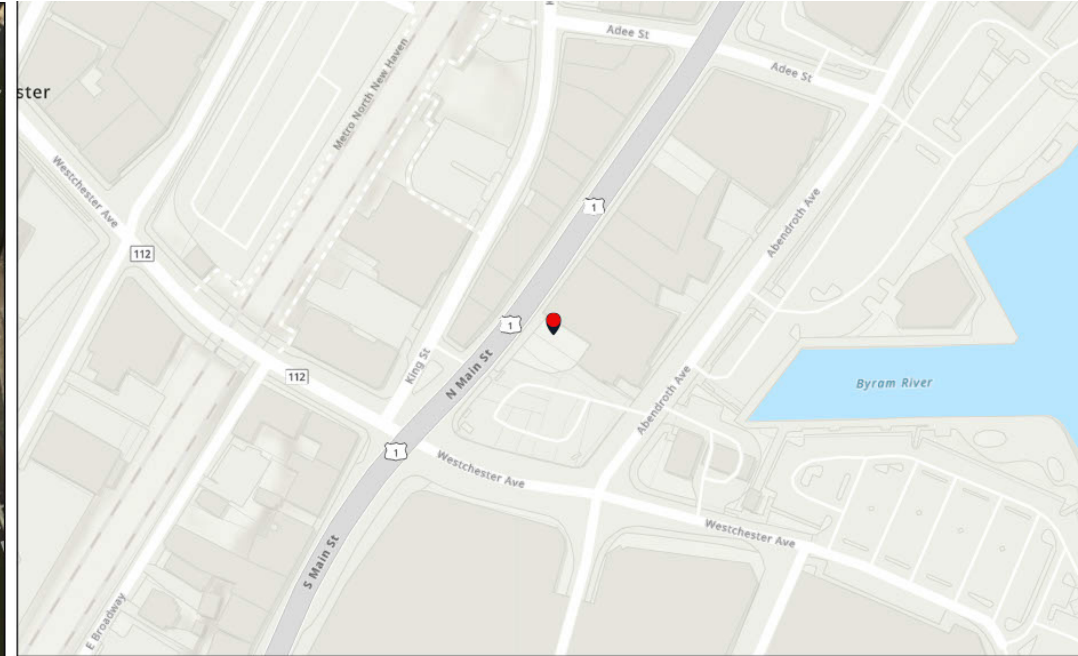
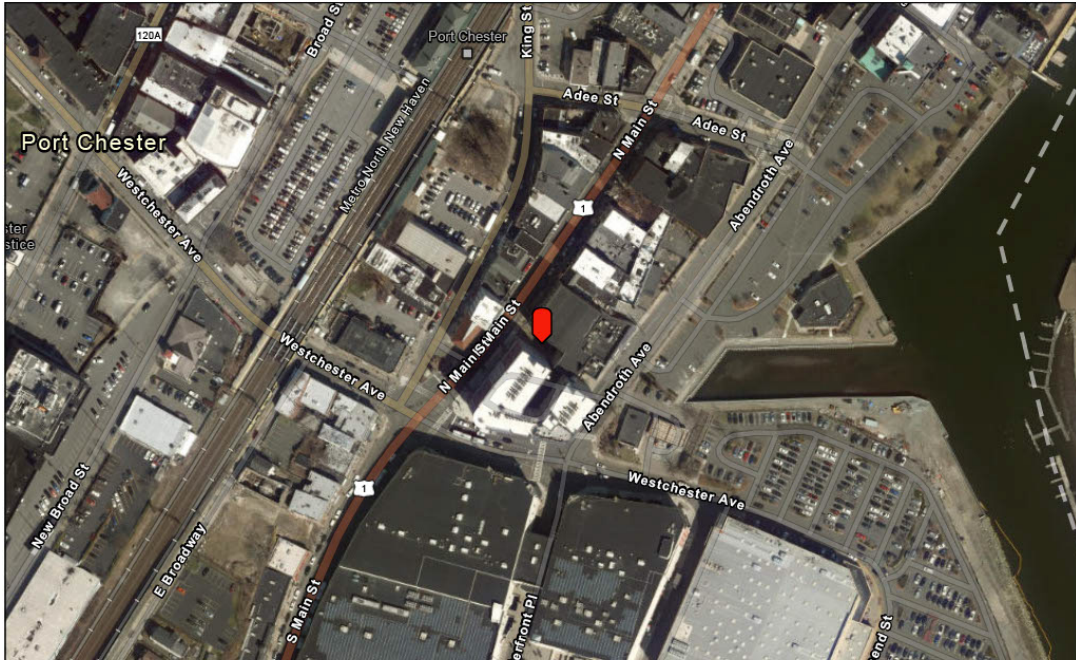
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Aerial & Location Map

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Port Chester, N.Y.

31,000
Population

5
Village Parks



2.3
Square Miles

27
Miles to NYC

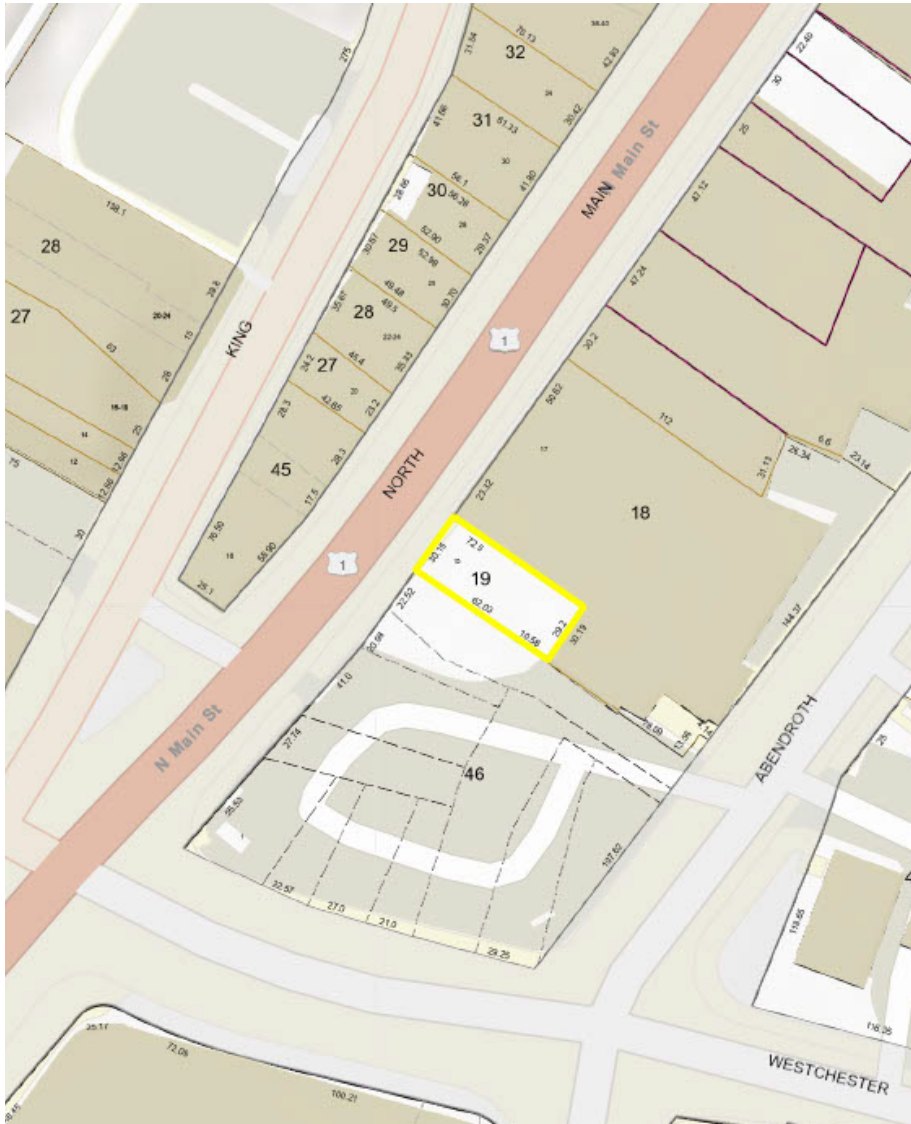
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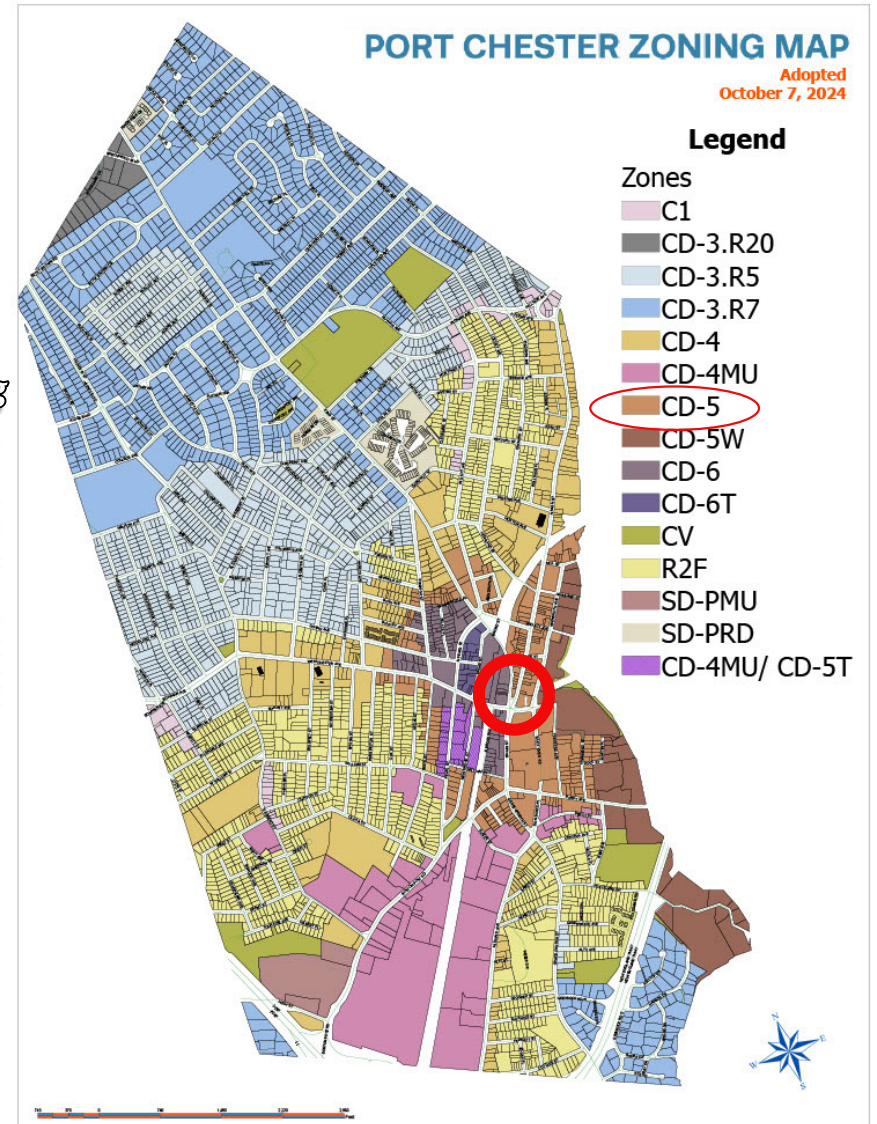
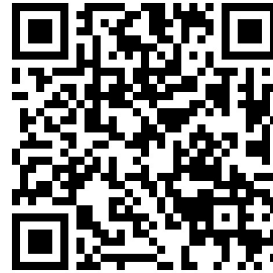
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Tax Map & Zoning Map

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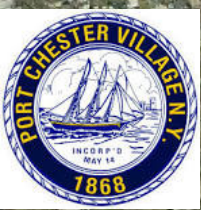
Port Chester Zoning



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Port Chester | Approved Developments



227 Westchester Ave
400 Residential Units
Mixed Use



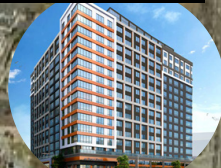
155 Irving Ave
181 Residential Units



208 King St
185 Residential Units



229 Willett Ave
100 Residential Units



44 Broad St
325 Residential Units
Mixed Use
*In Construction



The Abendroth
169 North Main St
209 Residential Units
Completed 2025



28 Pearl St
194 Residential Units



157 Westchester Ave
190 Residential Units
Mixed Use



36 Broad St
36 Units
Mixed Use
*In Construction



Abendroth Green
North Main St
203 Residential Units
Mixed Use



150 Westchester Ave
223 Units
Mixed Use
*In Construction



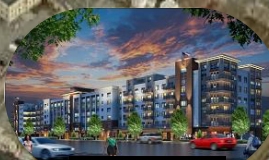
2 South Main St
325 Residential Units
Mixed Use



Port & Main
1 North Main St
79 Residential Units
Mixed Use
Completed 2024



Westchester Crossing
Boston Post Rd
975 Residential Units
Hotel - Mixed Use
*In Construction



Station Lofts
New Broad St
180 Units



The Magellan
108 South Main St
95 Residential Units
Mixed Use
Completed

★ - Development Site