

RETAIL PROPERTY FOR SALE / LEASE

47 SOUTH WATER STREET

PEEKSKILL, NY 10566



PEEKSKILL BREWERY

Available
ADMIRAL
(914)
779-8200





PROPERTY DESCRIPTION

47 S Water Street in Peekskill, NY, is a notable commercial property, previously home to the popular Peekskill Brewery. The building itself is a modern, multi-level structure that exudes an industrial yet contemporary vibe, fitting seamlessly into the vibrant, historic character of Peekskill's waterfront district.

The City of Peekskill has been awarded \$10 million through Round 4 of New York State's Downtown Revitalization Initiative DRI for the Mid Hudson region. The DRI award will catalyze innovative publicly and privately led improvements to Peekskill's downtown and waterfront. These projects will focus on providing safe and convenient pedestrian amenities that link existing community assets with new sites for tourism, the arts, recreation and business growth, generating employment opportunities for a range of skill and wage levels.

Former Use - Peekskill Brewery: Peekskill Brewery was a beloved local establishment, known for its craft beers and community atmosphere. The building was designed to cater to a large volume of customers, with a brewery on-site that added to the building's unique appeal. The brewery's former layout is advantageous for similar uses, such as a brewery, restaurant, or any business that benefits from a blend of open spaces and private rooms.

OFFERING SUMMARY

Sale Price:	\$2,700,000
Lease Rate:	\$24.00/SF (Modified Gross)
Available SF:	14,000 SF
Building Size:	14,000 SF

COMMUTER RAIL	WALK	DRIVE	DISTANCE
Peekskill Station	8 min	1 min	0.2 mi
Cortlandt Station		8 min	3.4 mi



LEASE INFORMATION

Lease Type:	Modified Gross
Total Space:	14,000 SF

Lease Term:	Negotiable
Lease Rate:	\$24.00 SF/month

AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
14,000 SF	Modified Gross	\$24.00 SF/month	4 Stories plus usable roof deck with Hudson River Views

Ideal Uses: Brewery, distillery, restaurant, food hall, event venue, or mixed-use hospitality concept.



LOCATION DESCRIPTION

The property is in a prime location within Peekskill's waterfront district, offering easy access to local attractions, public transportation, and ample foot traffic. It is near the Peekskill Metro-North station, making it convenient for visitors from surrounding areas. Additionally, it is one block from the waterfront.

Surroundings: The area around 47 S Water Street is known for its vibrant arts scene, waterfront views, and a mix of retail, dining, and entertainment options. The building's location is ideal for a business looking to tap into Peekskill's growing popularity as a destination for locals and tourists alike.

This property presents a fantastic opportunity for a variety of commercial ventures, particularly those in the food and beverage industry, given its rich history as the home of Peekskill Brewery.



PROPERTY HIGHLIGHTS

- Prime Downtown Location: Steps from restaurants, shops, and the Peekskill waterfront.
- Transit Accessible: Just 2 blocks from the Metro-North Train Station (Hudson Line to NYC).
- Total Size: Approx. 14,000 SF across 4 stories + rooftop deck.
- Turnkey Brewery/Restaurant Infrastructure
- First Floor: Existing brewery equipment, bar, and taproom setup.
- Second Floor: Fully built-out commercial kitchen and dining area.
- Third Floor: Ideal for office, creative studio, or storage.
- Fourth Floor: Open event space.
- Rooftop Opportunity: Unused rooftop deck with potential for a rooftop bar or lounge overlooking the Hudson River.
- Historic Character: Former brewery building with industrial charm and high ceilings.
- Multiple Access Points: Stair and elevator access throughout all floors.
- Ample Power & Utilities: Designed to support restaurant, brewery, and event operations.
- Strong Downtown Revival: Located within Peekskill's growing arts, dining, and nightlife district.











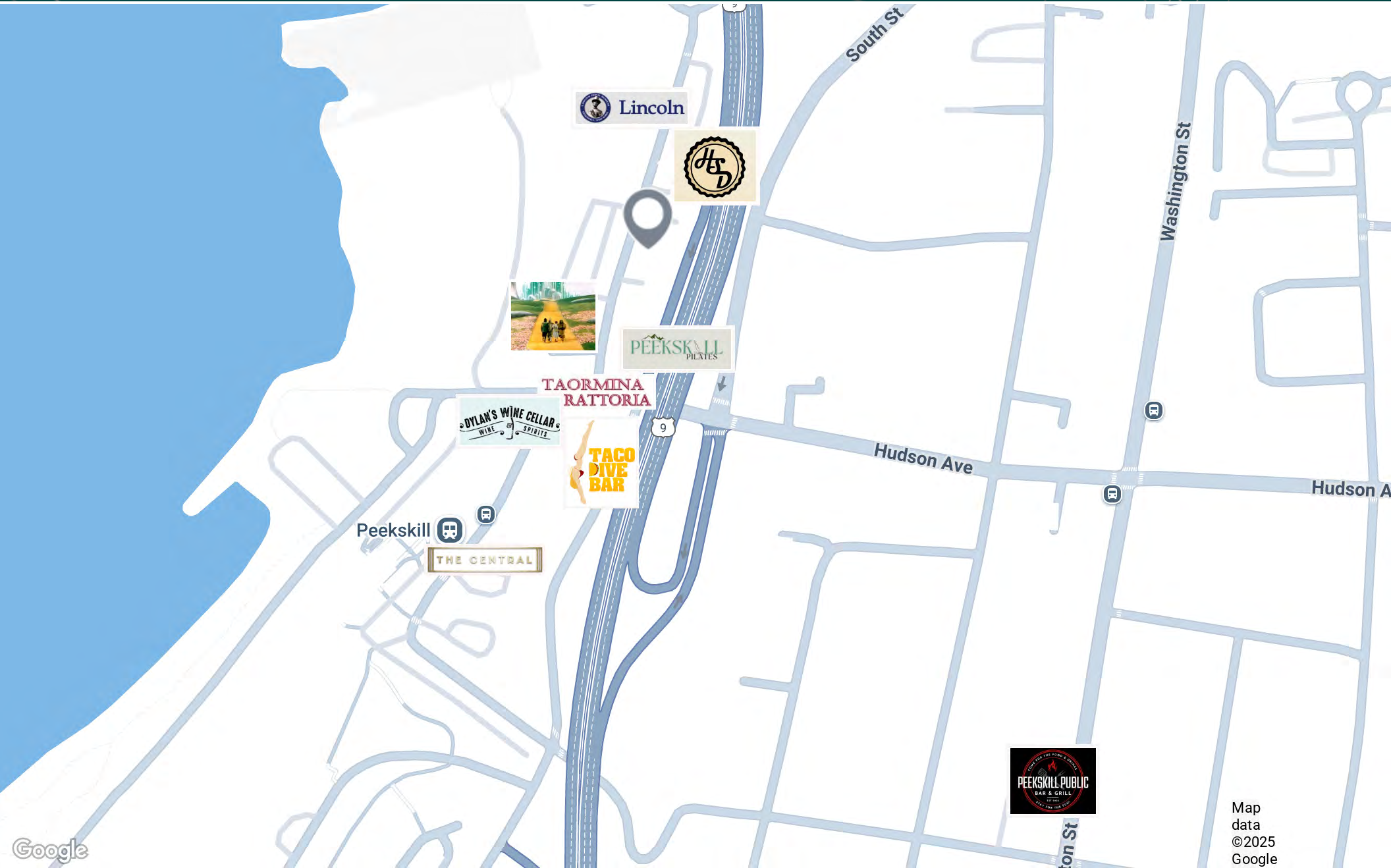
The new race track in Peekskill, NY, is a large-scale indoor/outdoor electric go-kart track called HQ Racing, which is scheduled to open in Fall 2025. It will feature a multi-level track, designed to be the largest of its kind in the United States, with options for various skill levels and accessible karts for people with disabilities. The project is being developed in the former HQ Auto Vault building at 7 John Walsh Boulevard.



The Abbey Inn & Spa is a four-star boutique hotel in Peekskill, NY, housed in a renovated historic convent overlooking the Hudson River. It features luxurious guest rooms, a full-service spa, a farm-to-table restaurant called Apropos, event spaces, and scenic grounds. The property is on historic Fort Hill, which served as a lookout post during the Revolutionary War



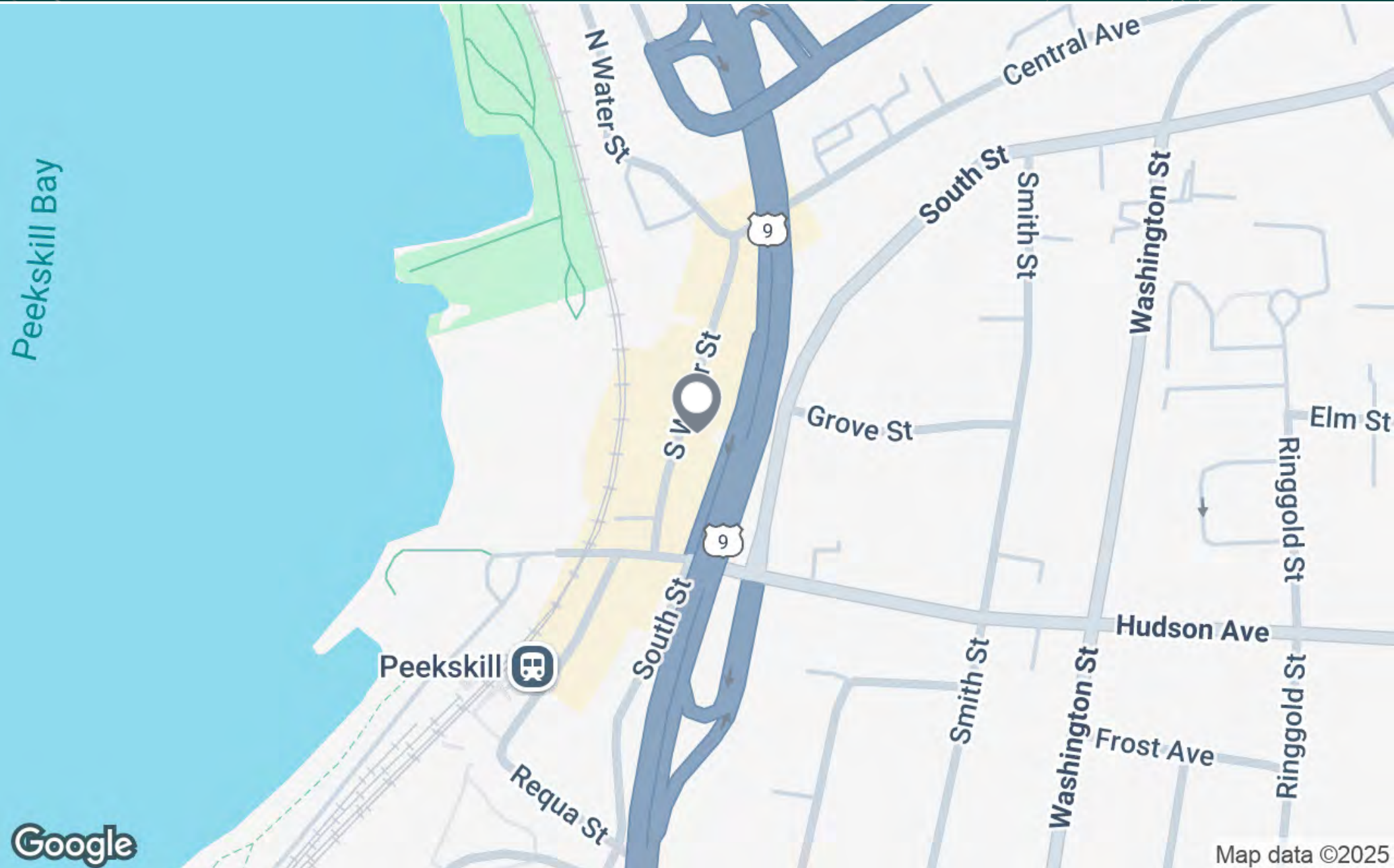
The Wizard of Oz - Original Yellow Brick Road in Peekskill, NY | The last remaining original section of the yellow brick road can be found in a parking lot near the Peekskill train station, specifically behind the Standard House building (a landmark at 50 Hudson St.).

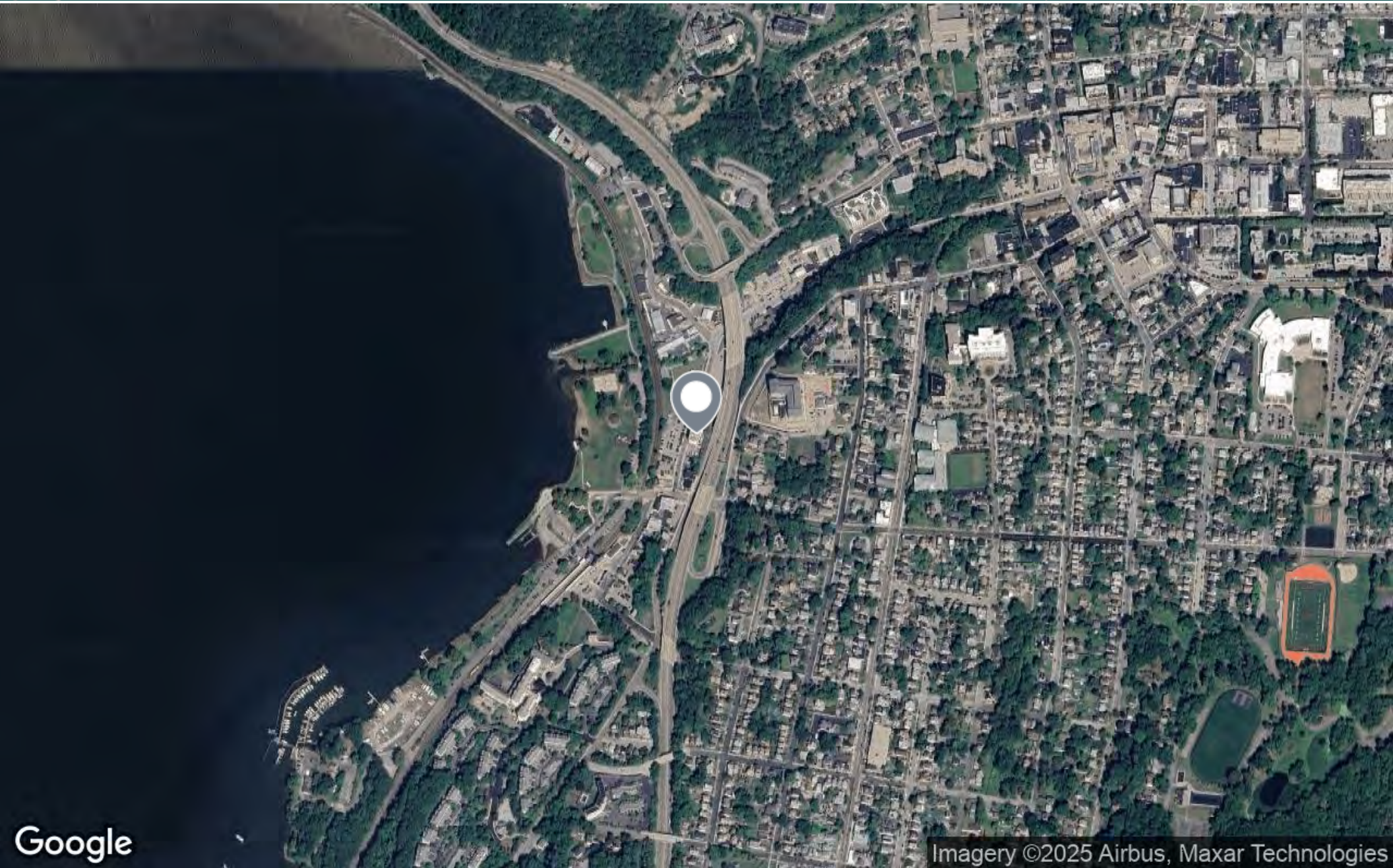


Map data
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Location Map

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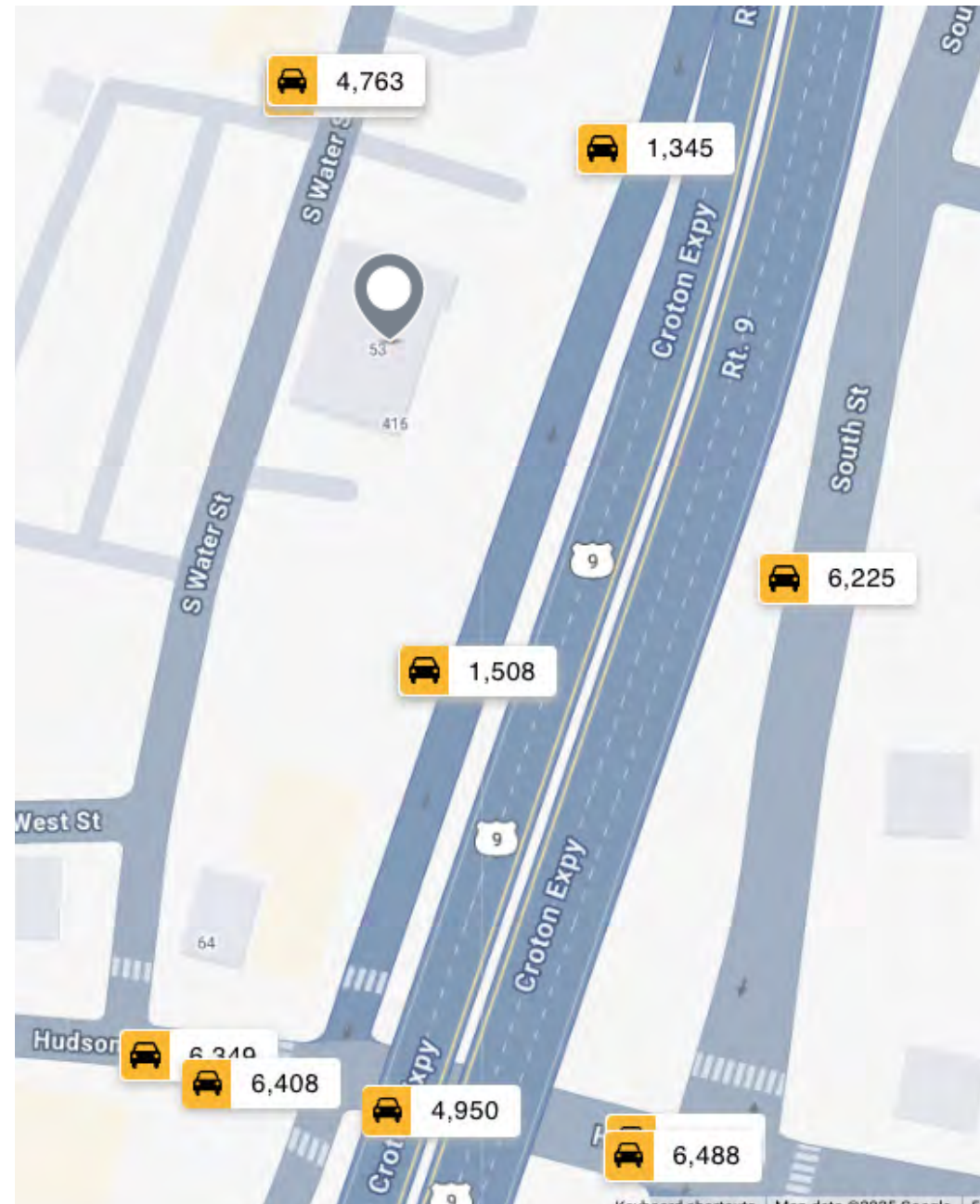




Google

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STREET	CROSS STREET	AVG. DAILY VOLUME	MILES FROM SUBJECT PROP.
S BROADWAY	HAMILTON PL	14,361	.02
NEPERAN RD	ARCHER PL	5,531	.02
S BROADWAY	HAMILTON PL NE	19,194	.03
W MAIN ST	KALDENBERG PL	4,677	.04
S BROADWAY	CENTRAL AVE	17,682	.07
CENTRAL AVE	JULIA ST	2,575	.10
W MAIN ST	S WASHINGTON ST	4,157	.10



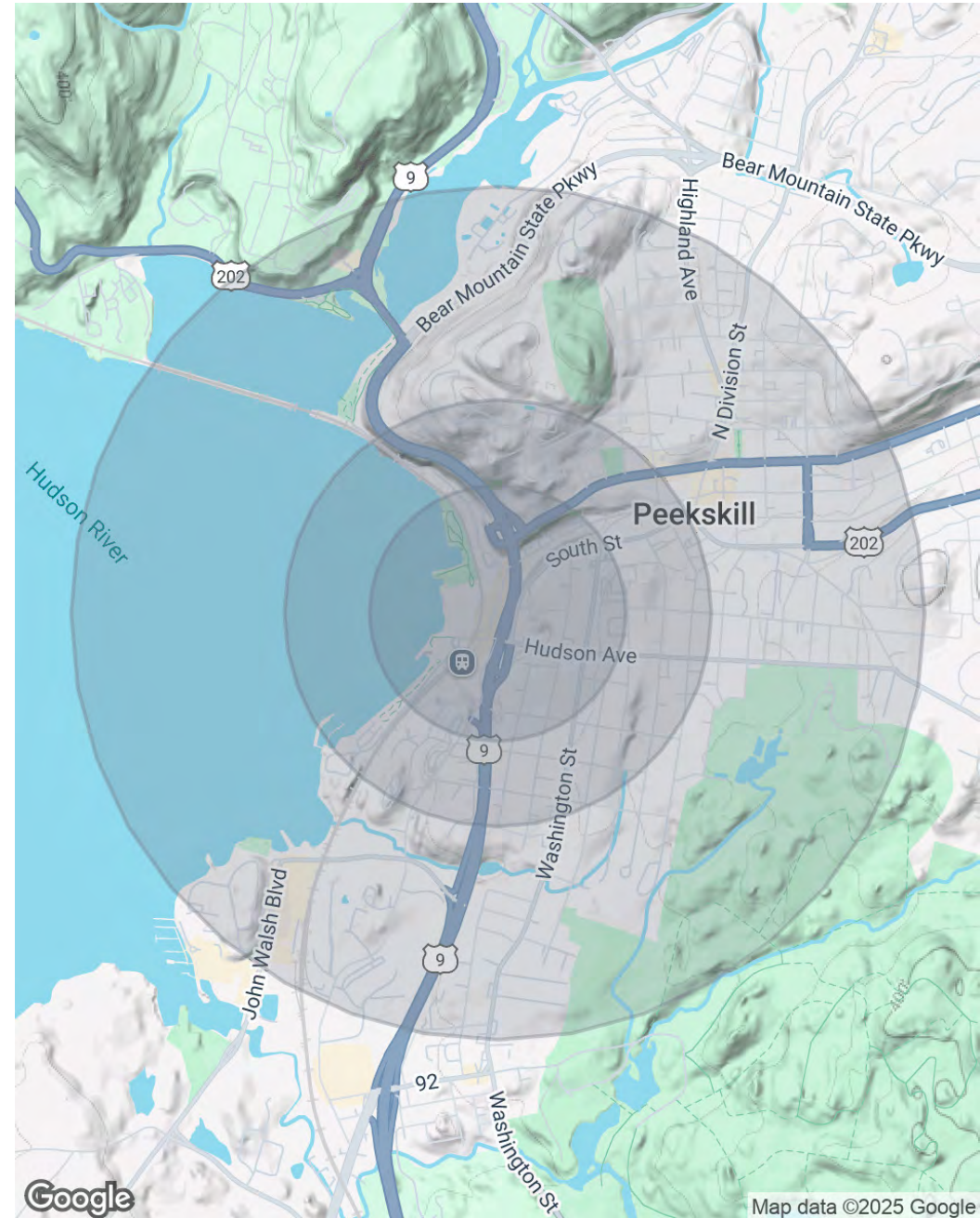
Demographics Map & Report

RETAIL PROPERTY FOR SALE / LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,493	5,432	14,225
Average Age	42	41	40
Average Age (Male)	40	39	38
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	600	2,119	5,275
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$89,333	\$96,033	\$106,919
Average House Value	\$367,121	\$418,793	\$450,132

Demographics data derived from AlphaMap





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