

REDEVELOPED COMMERCIAL PROPERTY FOR SALE

HISTORIC LIBERTY THEATRE BUILDING

31 SOUTH MAIN STREET, LIBERTY, NY 12754



THE HISTORIC LIBERTY THEATRE
A LANDMARK MIXED USE
INVESTMENT & ENTERTAINMENT OPPORTUNITY

KW COMMERCIAL | HUDSON VALLEY
9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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PROPERTY SUMMARY

31 SOUTH MAIN STREET LIBERTY NY



Price:	\$3,900,000
Lot Size:	0.38 Acres
Access:	Street Level
Cross Streets:	John
Permitted Uses:	Office/Theatre
Tenants:	Retail, Restuarant, 3 Professional Offices
Utilities:	Electric, Public Sewer, Municipal Water
Zoning:	C - Commercial
APN:	112-5-16

Property Highlights

- Historic Downtown Landmark – Iconic mixed-use commercial property prominently located in the heart of downtown Liberty.
- Diversified Income Stream – Established tenant mix including professional offices, media, real estate, café, and personal services.
- Extensively Restored – Significant building renovations with updated infrastructure, elevator access, and modern building systems.
- Value-Add Theater Opportunity – Partially completed theater with current 300-seat capacity and potential expansion to approximately 900 seats.
- Flexible Completion Options – Seller will provide a credit toward theater completion or complete the remaining work for a qualified buyer.
- Additional Development Potential – Optional parking lot across the street may be included, enhancing future theater and mixed-use

Property Overview

The Historic Liberty Theatre offers a rare opportunity to acquire a fully restored mixed-use commercial landmark with immediate income and exceptional long-term upside. The building's occupied commercial suites provide an established revenue stream, while the unfinished theater presents a unique opportunity to complete one of the Sullivan Catskills' premier entertainment venues. With existing concessions, theater support facilities, and a current seating capacity of approximately 300 (expandable to approximately 900 seats with sprinkler installation), the property is well positioned for live performances, concerts, films, community programming, private events, conferences, or other adaptive commercial uses.

Extensive capital improvements have already transformed the building's infrastructure, significantly reducing the time and expense typically associated with historic redevelopment projects. The seller is willing to provide a credit toward theater completion or complete the remaining work for a qualified purchaser, offering flexibility to customize the venue while preserving its historic character. Combined with its prominent downtown location, diversified tenant base, and additional parking opportunity across the street, the Historic Liberty Theatre represents a truly one-of-a-kind investment combining stable income, redevelopment potential, and long-term appreciation.



PROPERTY DESCRIPTION

31 SOUTH MAIN STREET LIBERTY NY



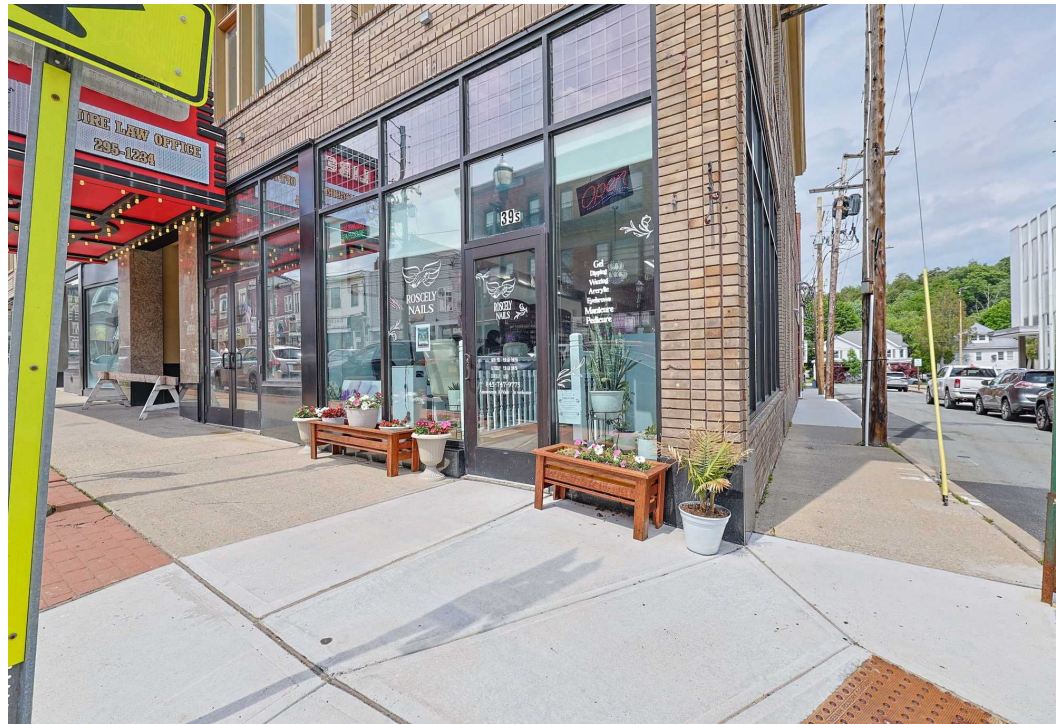
Theatre Operators & Investor/Owners

The historic Liberty Theatre building, prominently located in the heart of downtown Liberty, presents a rare opportunity to acquire one of Sullivan County's most recognizable landmark properties. Extensively restored and modernized, the building features multiple occupied commercial suites served by elevator access, modern HVAC systems, updated infrastructure, and the iconic Main Street marquee. Current tenants include professional offices, media, real estate, food service, and personal care businesses, creating a diversified income stream.

The property also includes the Liberty Theatre, a partially completed entertainment venue designed for approximately 300 seats, with potential expansion to approximately 900 seats with sprinkler installation and additional improvements. Concessions and theater restrooms are in place, and the seller is willing to provide a completion credit or finish the space for a qualified purchaser. Unlike many theater properties, the Liberty Theatre benefits from existing income-producing commercial tenants, providing cash flow while allowing a new owner to complete and activate the venue. This unique combination offers a compelling opportunity for theater operators, investors, and owner-users seeking immediate income and future growth potential. An additional parking lot across the street may also be included.

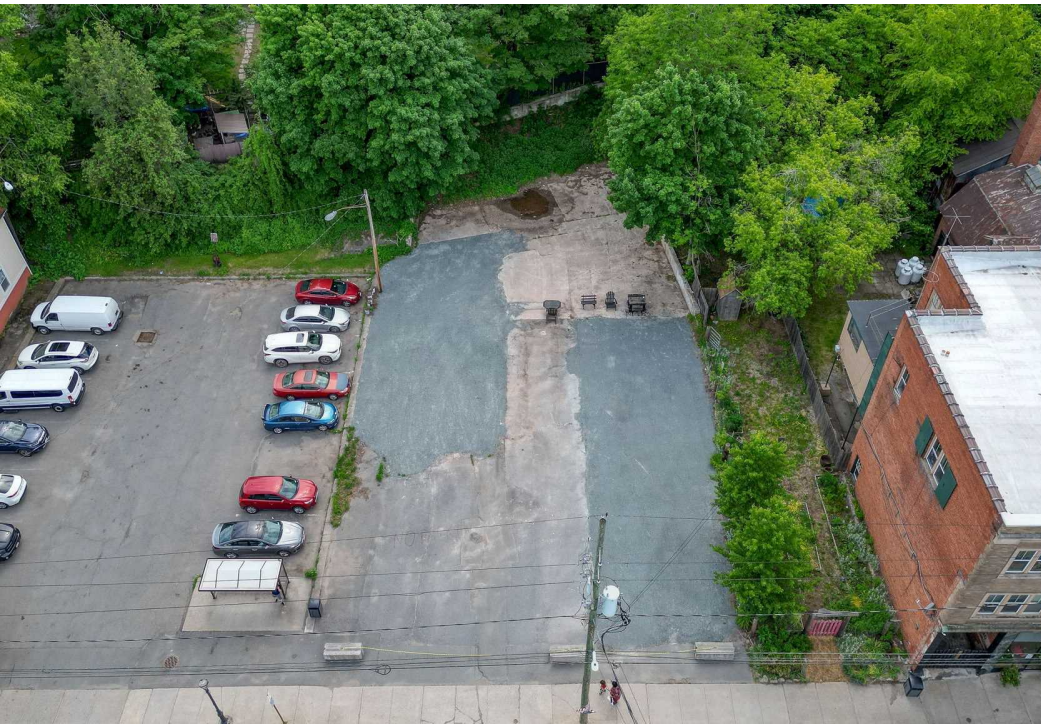
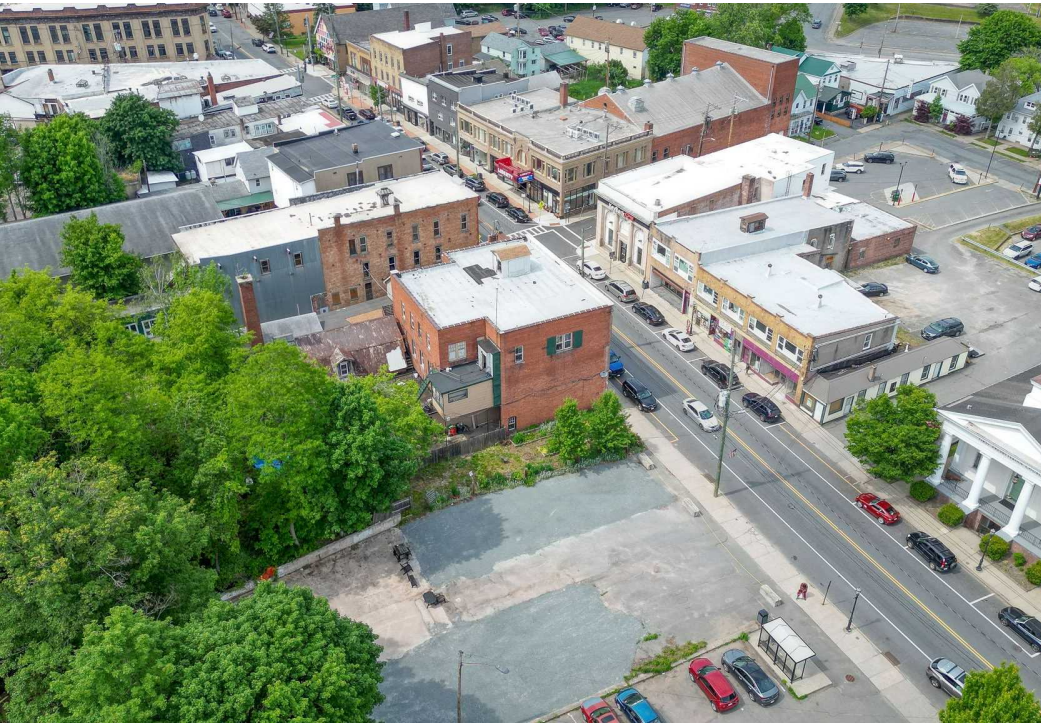
PROPERTY PHOTOS

31 SOUTH MAIN STREET LIBERTY NY



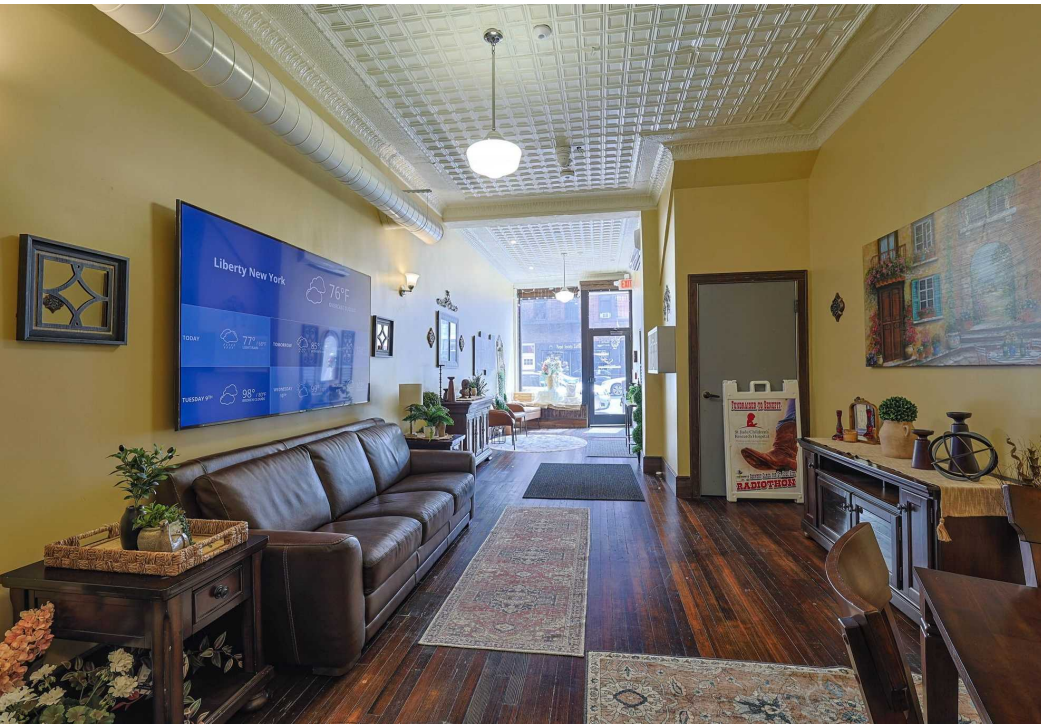
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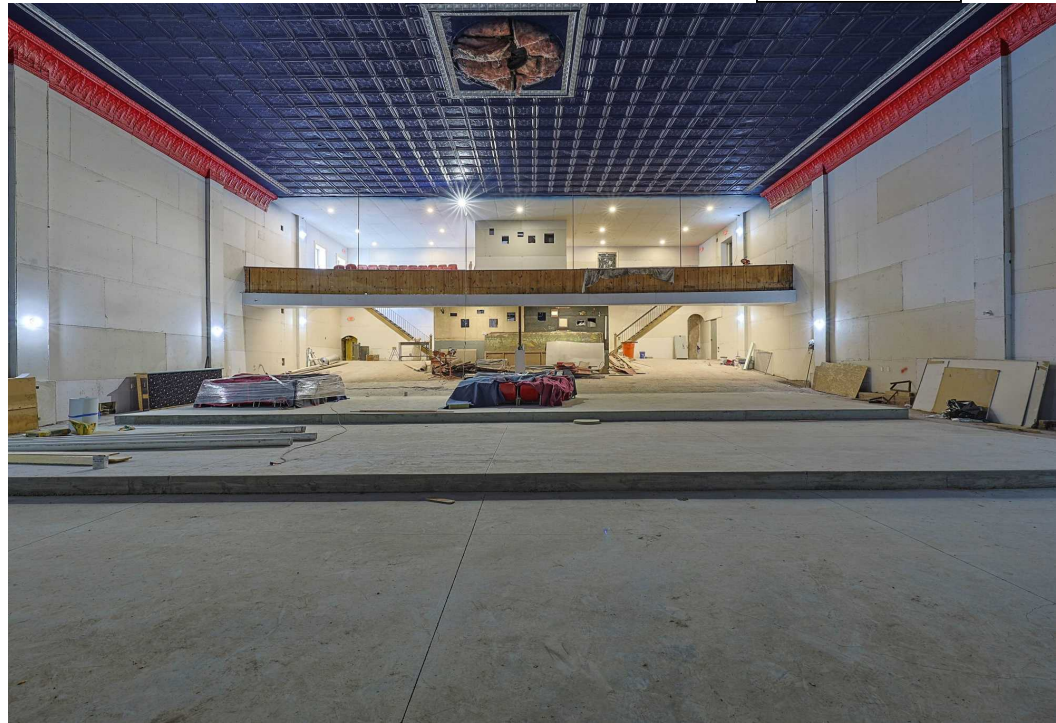
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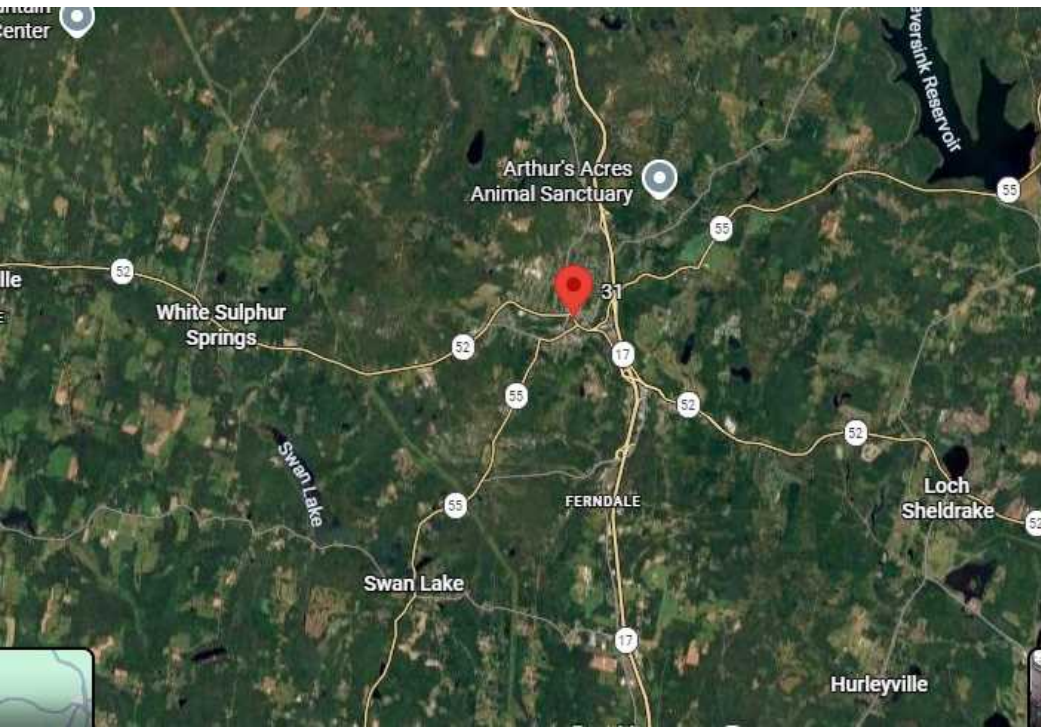
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MEET OUR TEAM

31 SOUTH MAIN STREET



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

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