

FOR SALE

193 Main Street

Ossining, NY 10562



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COMMERCIAL



193
MAIN STREET

EXECUTIVE SUMMARY



ASKING: \$885,000

TOTAL SF: 3,600

- Mixed use property in the Village of Ossining
- Fully leased : Apartment can be delivered vacant for owner user occupancy
- Street level cafe with full basement
- Duplex residential unit above - 1,600 SF
- Fully renovated with natural light from skylights, 10' ceilings , deck and Hudson River views.
- Private fenced yard
- Parking for two cars
- Many new upgrades including: new hot water heater, new refrigerator , shower & toilets for apartment



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OSSINING, NY 10562



Prime Mixed-Use
Opportunity



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PROPERTY FEATURES

Location	193 Main Street, Ossining, NY 10562
Sale Price	\$885,000.00
Gross Income	\$73,200.00
Year Built	1876
Building Type	Mixed Use
Building Height	3 Stories
Gross Building Area	3,600 SF
Cafe Tenant	100% Leased
2 Levels of Residential Units	800 SF/floor
Upgrades & Features:	
Storefront renovated in 2024	
Sewer line upgraded connection to town	
ConEd - Residential Energy Efficiency Program completed	
Apartment interior renovated in 2002	
Apartment exterior rear yard, deck & roof renovated in 2021	



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LOCATION FEATURES

193 Main Street, Ossining, NY

Historic District

Brief ride to Grand Central in Manhattan 45 min (Express)

Walking distance to commuter rail

Convenient to Airports

Westchester County 16.7 mi/30 min drive

LaGuardia 35.6 mi/58 min drive

Easy Access to Parkways & Interstate Highways

Walk Score® Walker's Paradise (90)

High traffic volume



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INTERIOR - RETAIL



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INTERIOR - SECOND FLOOR APARTMENT



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INTERIOR - SECOND FLOOR DECK



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INTERIOR - THIRD FLOOR APARTMENT



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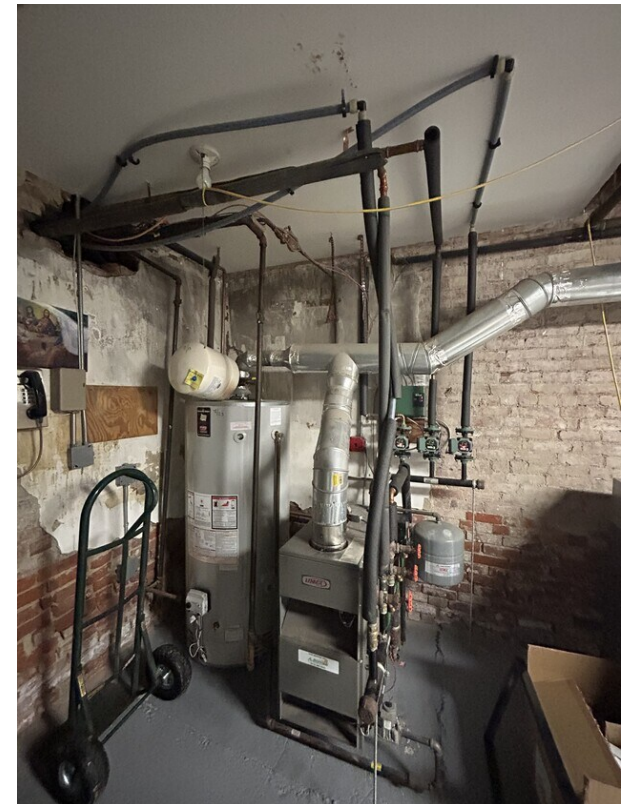


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ADDITIONAL PHOTOS



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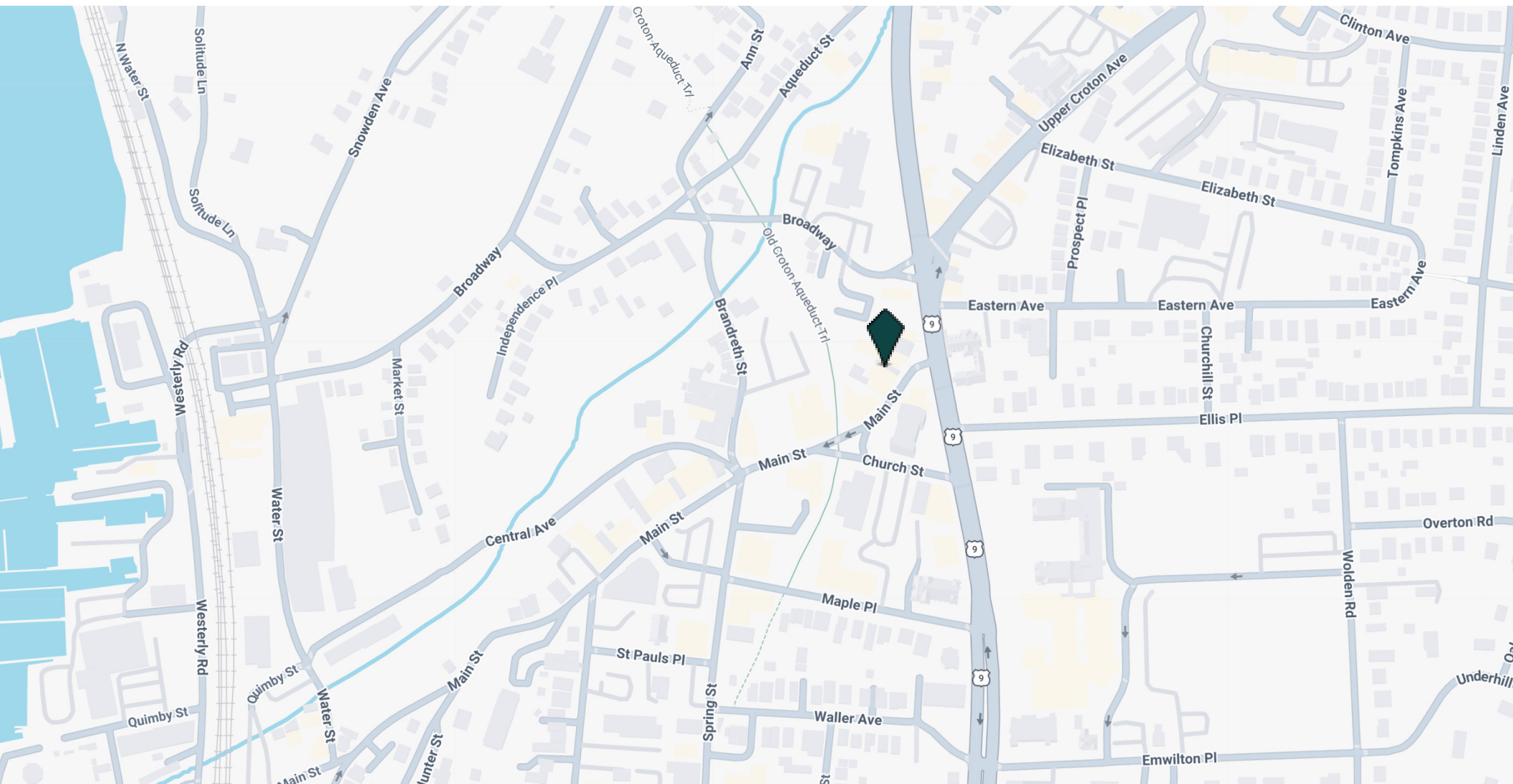


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MAIN STREET

AERIAL MAP



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LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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