



HOULIHAN LAWRENCE
COMMERCIAL

228 North Washington Street

Sleepy Hollow, NY 10591

EVENT SPACE

Exclusively Represented By:

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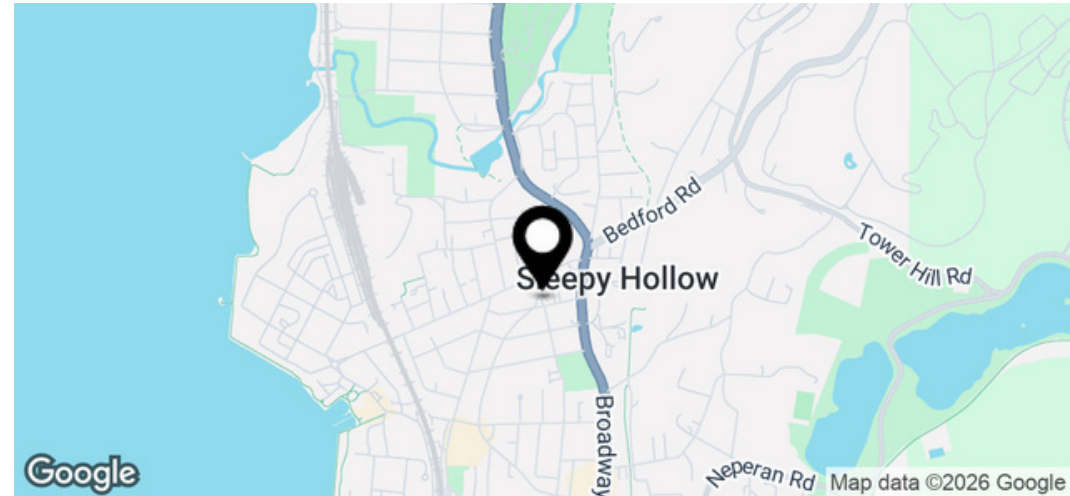
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OFFERING MEMORANDUM

Executive Summary

FOR SALE



Sale Price

\$1,500,000

Property Overview

This completely renovated, versatile, energy-efficient bi-level building, with its open floor plan, 12-foot ceilings, exposed beams, is in turnkey condition and located in the vibrant river town district of Sleepy Hollow. Current use in the building is a pop-up event space, but the zoning code is C2 (Business Office and Commercial). The structure is 1 1/2 stories high, with the lower level partially below grade, and has two levels, each approximately 2,500 square feet. It is constructed of steel and concrete, covering most of the lot it occupies, with small open areas to the east (rear), south, and west (front). The upper level consists of a fully renovated open space measuring around 1,800 square feet, featuring high ceilings and exposed steel beams. It includes a small stage of 150 square feet, a renovated entry foyer, a large new ADA-compliant bathroom, an office, stairs, and a maintenance room. The lower level has also been fully renovated, containing an event room with a full bar measuring about 1,200 square feet, a new commercial kitchen, an electrical room, stairs, a small storage area, and new ADA-compliant bathrooms for both men and women. Since its acquisition in 2017, the building has undergone extensive investment and restoration. Renovation efforts focused on ensuring code-compliant fire protection for the exit stairs, installing accessible bathrooms on each level, updating existing bathrooms, and replacing plumbing and electrical systems. The exterior of the building was restored, and all areas of this former VFW building, approximately 5,000 square feet, were thoroughly renovated.

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Property Highlights

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- 5,000 SF Commercial Space
- 2,500 SF Floors (2)
- Versatile, Energy Efficient Building, Approved for Event Space
- Former Veteran Building (67 years)
- Fully Renovated in 2023
- Updated 2-car Driveway
- New Roof 2020
- 12 FT Ceilings
- ADA Compliant Bathroom

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First Floor

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First Floor Renovations

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Interior - Upper Level

- Ceilings & steel beams
- Non-toxic, industrial, durable carpeting
- Bosch / LG heating and cooling system
- Hard wired to central alarm station

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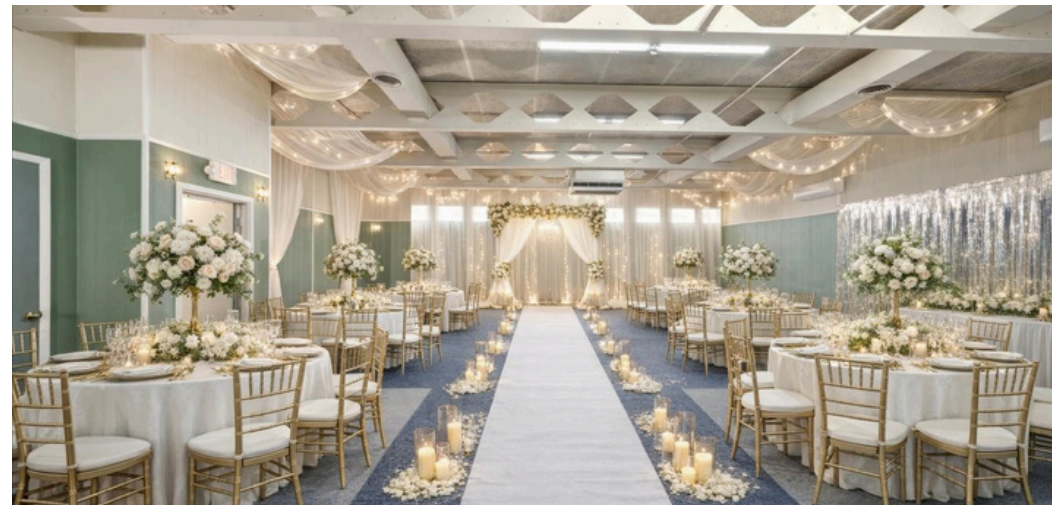
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Second Floor

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Second Floor Renovations

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Interior - Lower Level

- Bathrooms are completely renovated - Code compliant
- ADA Bathroom
- Event room renovations:
 - ceilings
 - walls
 - floors
 - bar plumbing
 - electric
- New windows
- Commercial kitchen gut renovated
- New fire doors - Code compliant

Many improvements made over time and on a continuing basis. Since 2021 Riverside Events has operated at this location. While the waterfront is developed, the Village of Sleepy Hollow is planning the revival of Beekman Avenue and the commercial streets in the immediate area. Riverside Events created a positive influx of energy, culture and visitors to the area, while bringing additional revenue to nearby restaurants and shops, both present and future.

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Interior Stairs & Restrooms

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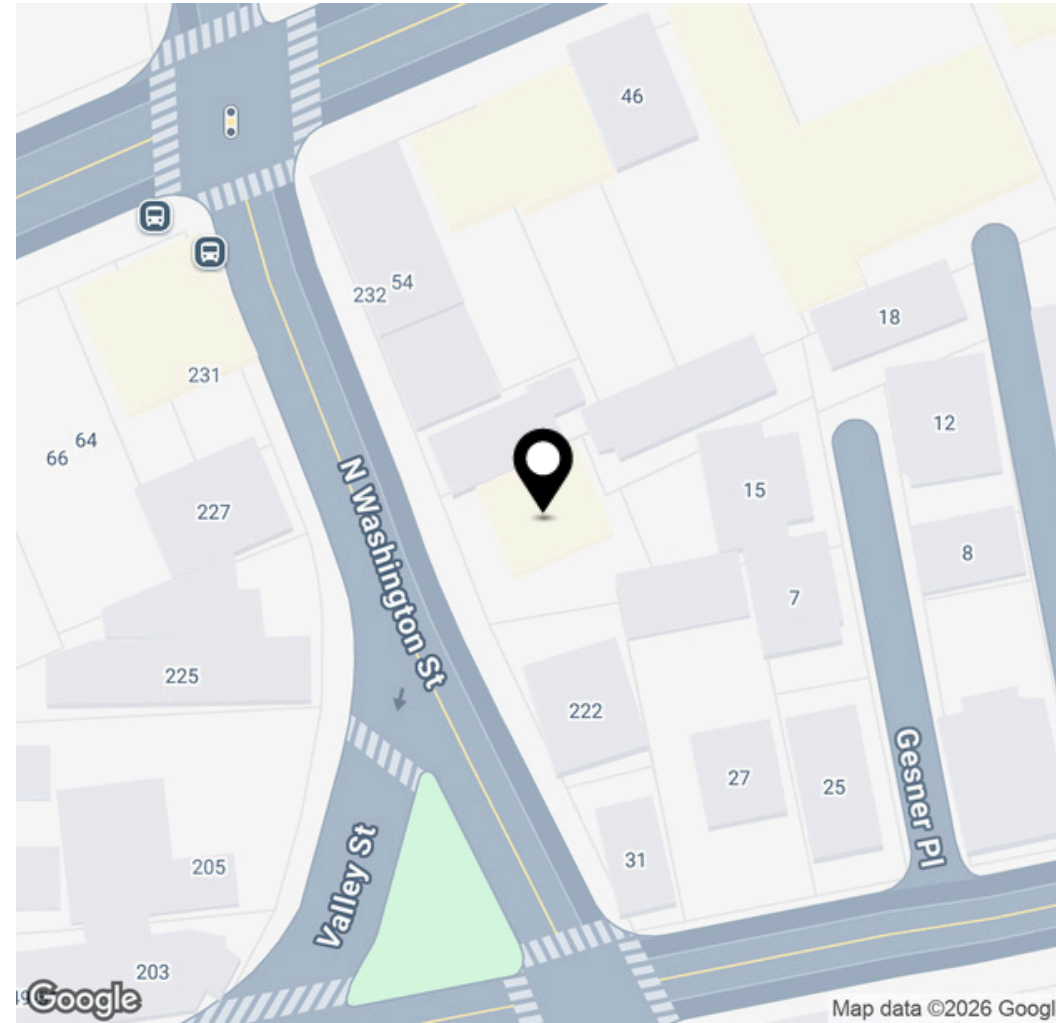
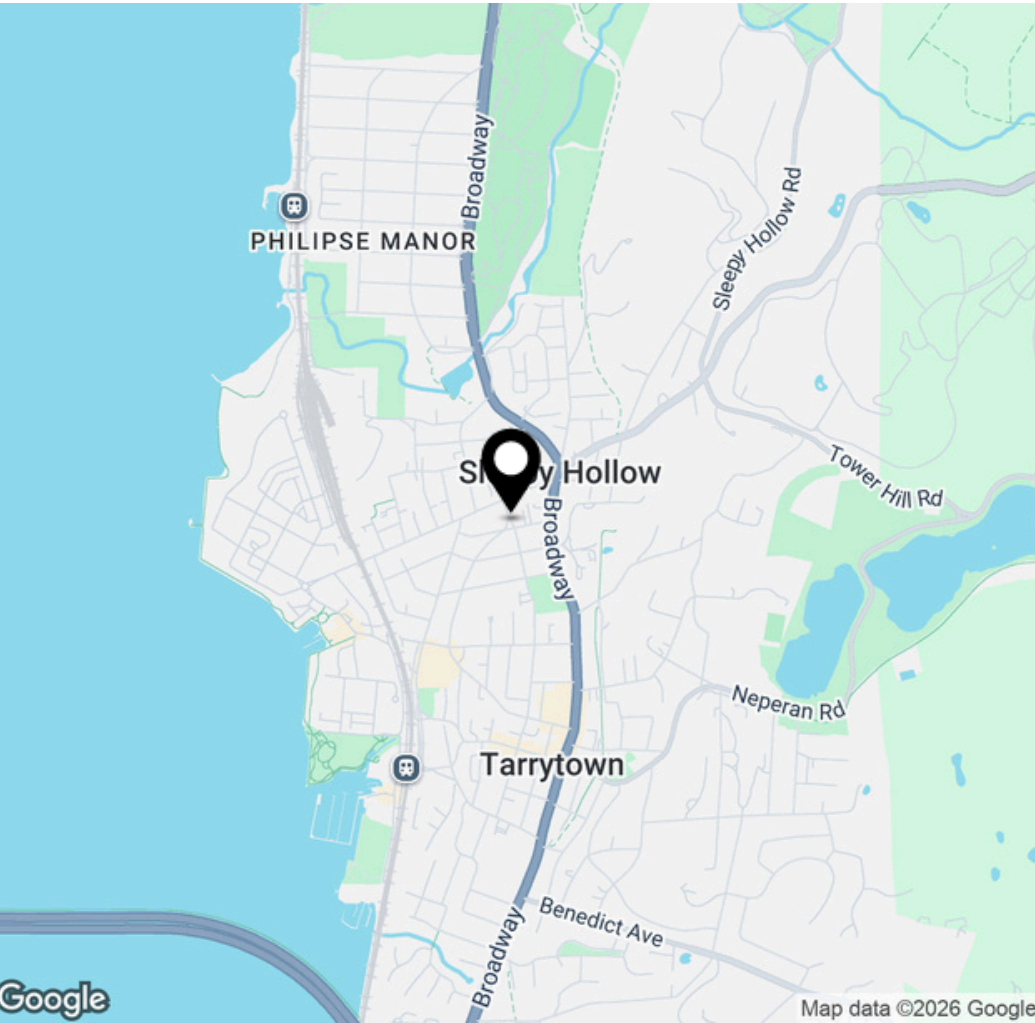
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Regional Map

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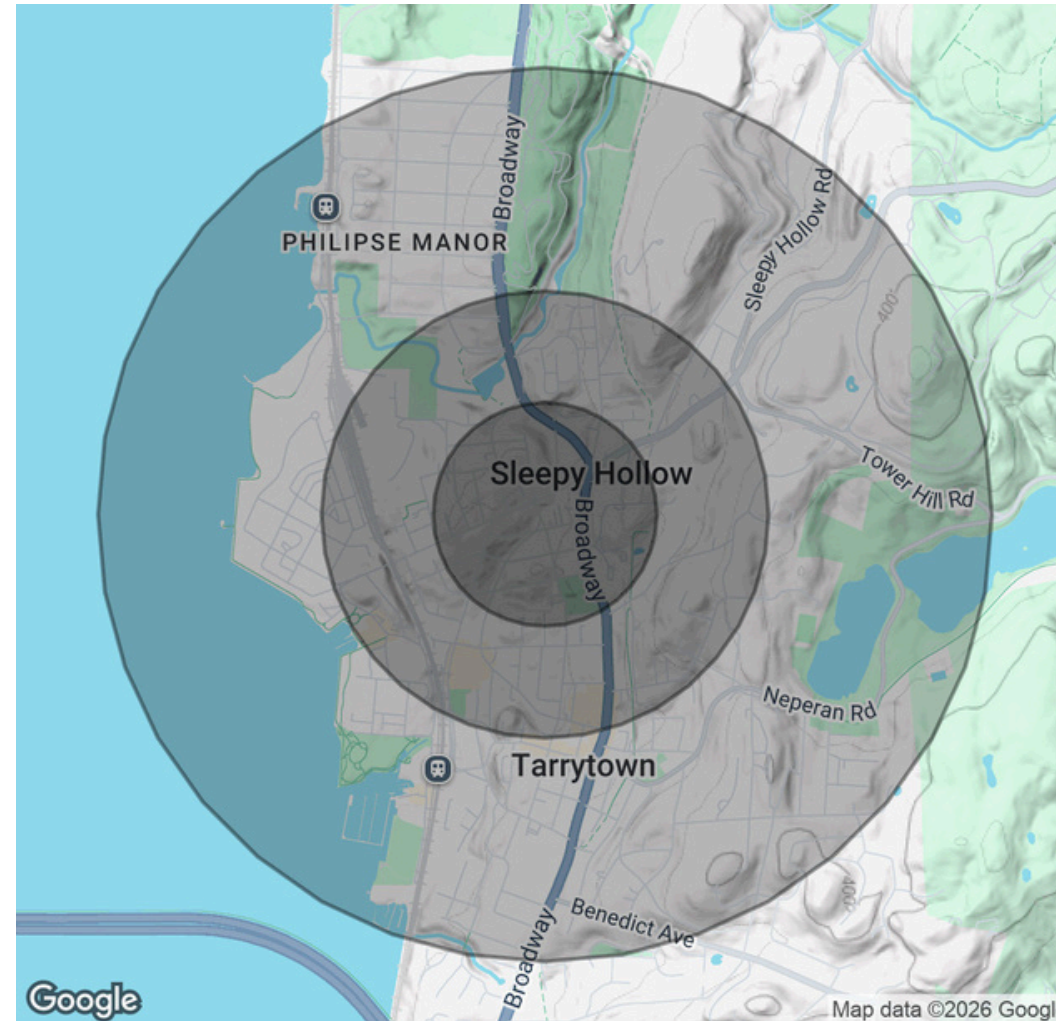
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,877	6,579	11,652
Average Age	42.5	41.7	41.6
Average Age (Male)	38.3	38.5	39.2
Average Age (Female)	45.4	43.3	42.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,485	2,628	4,787
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$97,751	\$104,678	\$139,641
Average House Value	\$515,837	\$489,959	\$596,335

2023 American Community Survey ACS



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