

422 - 430 Main Street | Beacon, NY  
FOR SALE



## Redevelopment Opportunity in the Heart of Beacon, NY

In-Place Income, Demolition Clauses in Leases, Grandfathered Bonus FAR and Additional Buildable Square Footage on 30% of Rear Parking Lot Paves the Way for a Successful Redevelopment Project

AVISON  
YOUNG

# 422-430 Main St. | Beacon, NY

## The Offering: Rare Covered Land Redevelopment Opportunity

As exclusive sales agent Avison Young, in partnership with Quinn Realty Group, is pleased to offer for sale 422-430 Main St. Beacon, NY (the "Property"). The property consists of two attached mixed-use buildings: Building A.) the 4-story 12-unit 'Beacon Studio Apartments' fully renovated in 2022 with kitchen and private bath that are fully furnished, above a ground floor restaurant, and Building B.) a 4-story 26-unit single-room occupancy (SRO) above three ground floor retail units. The SRO and one ground floor retail leases include a demolition clause for future unencumbered redevelopment and is grandfathered to allow for a newly built 4-story mixed use structure.

**Building A** - Landlord operates the 12 studio apartments and retail in Building A, all of which are fully occupied. Two of the 12 studio apartments are leased to Hudson Valley Short Term Rental which manages daily subleases. Total rent for Building A is \$264,000/year (\$22,000/month), will remain in place during planning, permitting, and building.

**Building B** - The 26 SRO units are master leased and includes a demolition clause. Landlord is responsible for real estate taxes while tenant is responsible for utilities, maintenance and insurance. Rent is \$13,000/month (\$500/unit/month) with 4% annual increases. Tenant's superintendent occupies one of the SRO units while another features a convenience store. Total rent for Building B is \$156,000/year and will also remain in place until demolition and redevelopment commences.

**Retail** – Four retail units on the ground floor generate an additional projected \$189,000/year in rent.

Beacon continues to be Hudson Valley's development 'hot spot' in support of world-class art, a thriving creative and culinary scene, beautiful outdoor amenities, excellent walkability, and quick NYC access via Beacon Metro North station. Its appeal reaches every constituent that makes communities thrive including residents, tourists, investors artists, restaurateurs, and urban transplants.

Contact us today to schedule a tour of the property.

**Price: \$6,750,000**

**\$384/RSF 7.27% cap rate**



### PROPERTY INFORMATION

Address	422-430 Main Street Beacon, NY
Land Acres	0.32
Building RBA	17,564
Block-through Street	South Street
Zoning	GB
Parking Spaces	20 Surface
Year Built	1960
Year Renovated (Building A)	2022
Floors in Building A / B	4 / 4
# Units Residential (Studios + SROs)	38
# Retail Spaces	4
Total Property Taxes	\$34,472

## INVESTMENT HIGHLIGHTS



**17,564**  
RENTABLE SF



**0.35**  
ACRES



**\$609,000**  
IN-PLACE RENT



# 'Covered Land' Redevelopment Play

## Zoning Overview

**Municipality Governing Zoning:** Town of Beacon Planning & Zoning Department  
**Current Zoning:** Zoning Overlay Historic District and Landmark Overlay Zone (HDLO)  
**Permitted Uses:** Residential uses including multi-family dwellings, retail uses, retail services, offices, restaurants, hospitality uses, and civic uses.  
**Is Current Use Legally Permitted?** Yes

## Zoning Requirements

**Conforming Use:** The existing improvements represent a legal conforming use permitted via site plan approval within this zone

**Minimum Open Space:** 10%

**Minimum Yard Setbacks:**

- Front (Feet) 0
- Rear (Feet) 20 (*allows for 30% of parking lot for additional buildable SF*)
- Side (Feet) 0

**Subject Density (Units/Acre):** 34.5

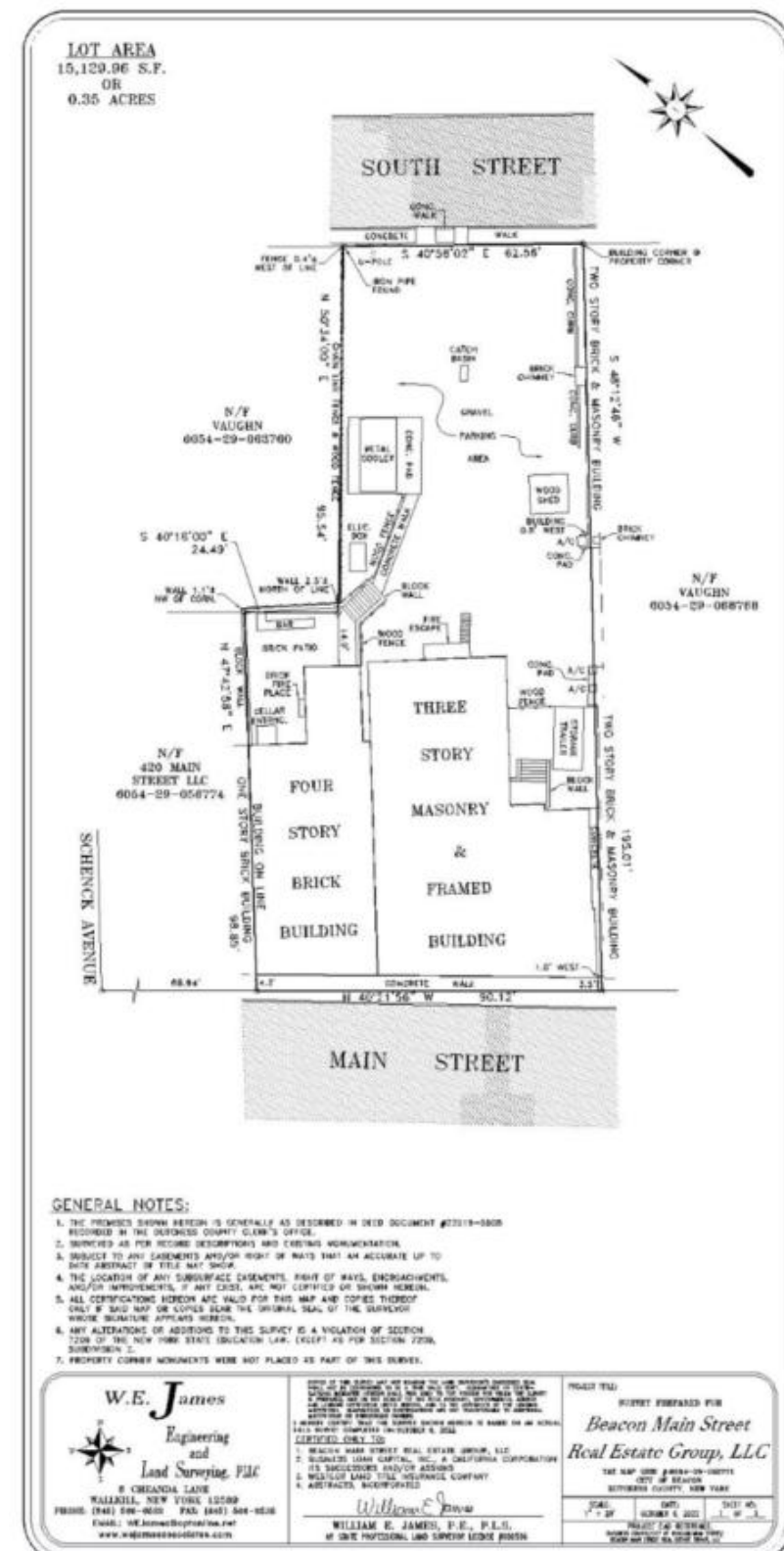
**Maximum Density (Units/Acre):** No maximum density requirements

**Maximum Building Height:** 4 Stories (*three additional floors above ground floor retail grandfathered in to replace SROs) for four floors total*)

**Parking Requirement:** There are no minimum parking requirements within the CMS district.

Developing hospitality, for-rent, or for-sale housing in Beacon, NY offer strategic redevelopment options driven by its high demand for localized lodging, a resilient and high-growth rental market, and second home buyers in a major cultural hub for New York City weekenders.

- 1. Significant Supply Gap for In-Town Lodging:** There is a notable lack of hotel accommodations within Beacon's city limits, forcing many visitors to stay in neighboring towns like Fishkill.
  - Day Tripper Conversion
  - Transit-Friendly Demand
  - Off-Season Stability
- 2. Resilient and High-Growth Rental Market:** Beacon's housing market remains a strong "seller's market" in 2026, characterized by high demand and limited inventory.
  - Premium Rental Rates
  - Rapid Year-Over-Year Growth
  - High Occupancy Drivers
- 3. Established Status as a Cultural and Aesthetic Hub:** Beacon has transitioned from a former factory town into a world-class arts destination, providing a built-in brand for "experiential" hospitality.
  - Cultural Anchors
  - Adaptive Reuse Potential
  - Wellness and Nature Trends



# Recent Redevelopment Successes in Beacon, NY



## 416-420 Main Street

A four-story mixed-use residential over retail revitalization project, directly adjacent to the subject property at 422-430 Main Street.



## 364 Main Street

Completed in 2024, 364 Main is a three-story project reimagining the skyline with 13,000 sq. ft. of commercial space and 20 residential units.



## 45 Beekman Street

After nearly two years of review, the Planning Board approved a plan to construct two 4-story buildings along the north side of Beekman with 13,670 SF of commercial space and 1- and 2-bedroom apartments.

Beacon is undergoing a significant development boom, particularly along its Main Street corridor and waterfront areas.

Key projects include:

- A large-scale mixed-use buildings like 364 Main Street, which is replacing a former bank with retail and apartments, and 416-420 Main Street, a four-story revitalization project.
- On the waterfront, the Beacon Metro-North station is set for a massive transit-oriented transformation by Jonathan Rose Companies, featuring 265 residential units and new retail space.

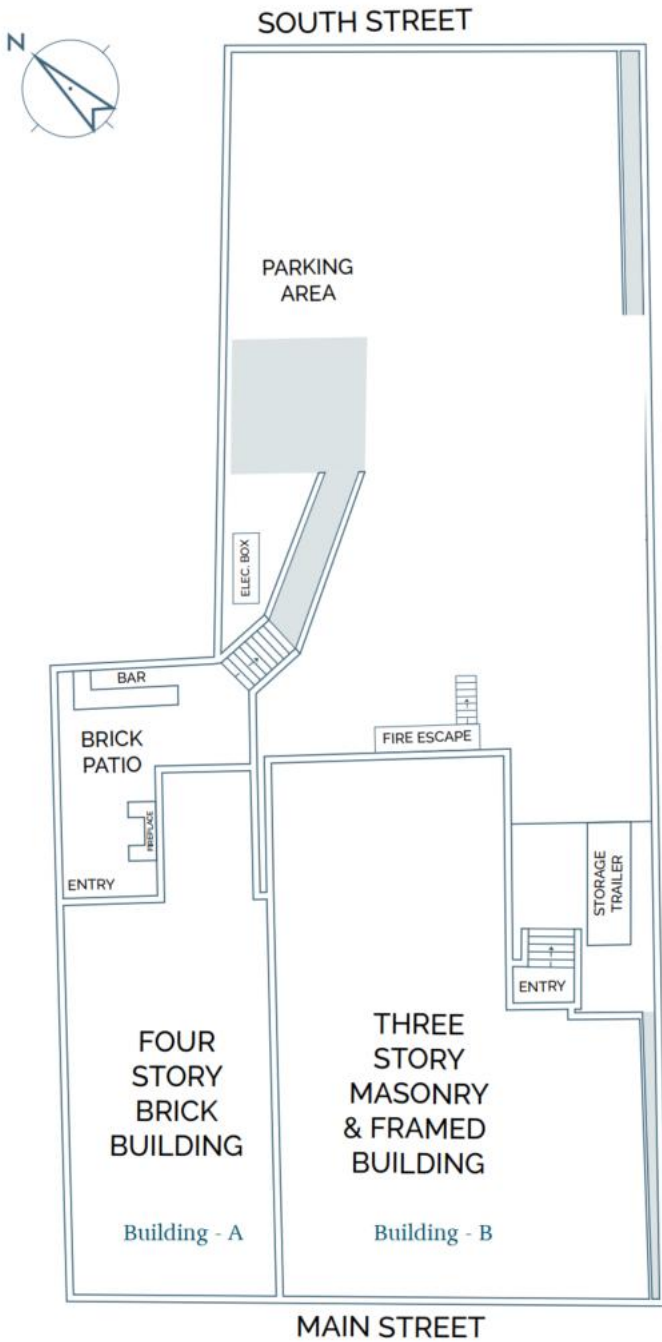


A rendering of the proposed complex shows the train station at lower right; the parking garage is the first structure and the residential complex to the north.

- Additionally, the historic Tioronda Estate is being redeveloped into the luxury Mirbeau Inn & Spa, which is on track to open in early 2026.



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## Seven Reasons Why Beacon, NY Has Become a Hudson Valley Hot Spot



Dia:Beacon Art Gallery

- Dia:Beacon Kick-Started the Revival
- Magnet for Creatives/NYC Transplants
- Vibrant Main Street with 90+ Shops
- Booming Food & Beverage Scene
- Outdoor Lifestyle and Natural Beauty
- Convenient Access to NYC
- Strong Community and Quality of Life





DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	19,582	91,455	217,450
Bachelor's Degree	41%	31%	36%
Average HHI	\$111,291	\$102,399	\$116,168
Median Home Value	\$393,330	\$328,380	\$345,188
Median Age	42.1	39.9	40.4



## For more information, let's connect.

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