THE GARAY TEAM

SERHANT.

SIGNATURE



422–430 MAIN STREET

BEACON, NEW YORK

Covered Land. Current Utility. Future Potential.

A Downtown Beacon Investment & Redevelopment Opportunity

OFFERED AT $6,750,000

PRESENTED EXCLUSIVELY BY THE GARAY TEAM | SERHANT.

THE INVESTMENT OPPORTUNITY

An Opportunity to Shape the Next Chapter of Downtown Beacon.



In the heart of one of the Hudson Valley's most recognizable downtown destinations, 422–430 Main Street presents a compelling opportunity to acquire a substantial mixed-use property with existing income-producing utility and potential for future redevelopment.

Located along Beacon's vibrant Main Street corridor, the property comprises two connected buildings totaling approximately 17,564 square feet, combining residential accommodations, street-level commercial space, and an established presence within the city's architectural fabric.

One portion of the property has undergone significant residential renovations, while the adjoining building offers an opportunity to evaluate repositioning, renovation, or redevelopment.

For the right investor, the potential goes beyond acquiring an existing collection of residential and commercial spaces.

It is an opportunity to acquire a prominent downtown site, preserve existing real estate utility, and explore a new vision that responds to Beacon's evolving residential, hospitality, and commercial landscape.

An established asset today. A broader range of possibilities for tomorrow.

INVESTMENT HIGHLIGHTS

A Significant Downtown Asset With Multiple Paths Forward.

$6,750,000 Asking Price	±17,564 SF Existing Rentable Building Area	±0.35 Acres Site Area	2 Connected Mixed-Use Buildings
38 Existing Residential Rooms / Units	12 Renovated Furnished Studio Apartments	26 Existing Single-Room Occupancy Units	±5,883 SF Ground-Floor Commercial Area

THE INVESTMENT CASE

01 | Prime Main Street Location
A highly visible property within Beacon's established downtown commercial corridor.

02 | Existing Income-Producing Uses
A mix of residential and commercial operations providing potential income during an investor's holding and planning period.

03 | Redevelopment Optionality
An opportunity to investigate renovations, building replacement, and mixed-use redevelopment, subject to municipal approvals and existing property obligations.

04 | Phased Investment Potential
Two connected buildings provide a framework for evaluating strategies that preserve existing improvements while repositioning another portion.

05 | Multiple Investment Strategies
Potential residential rental, for-sale condominium, hospitality, and commercial concepts offer different avenues for investor evaluation.

06 | A Distinctive Architectural Presence
The property's established brick architecture provides character and a recognizable Main Street identity.

THE PROPERTY & SITE

A Substantial Footprint Along Beacon's Main Street.

422–430 Main Street occupies a prominent position within Beacon's downtown commercial district.

The property combines existing street-front commercial activity with upper-level residential accommodations and rear-site land extending toward South Street.

The arrangement creates an opportunity to study the existing buildings and the site's remaining outdoor area as part of an integrated redevelopment strategy.

Its location, building configuration, and downtown setting provide multiple considerations for prospective investors seeking both near-term utility and future development flexibility.

PROPERTY OVERVIEW

Address	422–430 Main Street, Beacon, NY 12508
County	Dutchess County
Property Type	Mixed-Use Retail / Residential
Existing Buildings	Two connected buildings
Building Area	Approximately 17,564 SF
Site Area	Approximately 15,130 SF
Residential Area	Approximately 11,681 SF
Commercial Area	Approximately 5,883 SF
Residential Rooms / Units	38
Street Frontage	Main Street
Rear Site Orientation	Toward South Street
Zoning and Historic Controls	Subject to municipal verification

All measurements and property characteristics are approximate and subject to independent verification.

TWO BUILDINGS. ONE OPPORTUNITY.

Distinctive Existing Improvements. Complementary Investment Potential.

BUILDING A

Beacon Studio Apartments

The Established Residential Component

The more recently renovated portion of the property features 12 furnished studio apartments situated above street-level restaurant space.

Renovated in 2022, the studios feature private bathrooms, kitchen facilities, and layouts designed for compact urban living.

Contemporary finishes, furnished interiors, and distinctive architectural windows combine to provide an established residential offering within the downtown market.

This portion of the asset provides a foundation for evaluating continued residential operations while exploring additional opportunities elsewhere on the site.

- 12 furnished studio apartments
- Private bathrooms
- Kitchen facilities
- Renovated residential interiors
- Ground-floor restaurant space
- Distinctive brick architectural character

BUILDING B

Beacon Mini Apartments

The Repositioning Component

The adjoining mixed-use building contains 26 existing single-room occupancy accommodations above ground-floor commercial space.

Its existing residential configuration and older interior improvements present an opportunity to evaluate alternative investment strategies.

Potential options include continued operation, targeted renovation, reconfiguration, or replacement as part of a larger redevelopment concept.

Any future strategy must account for existing occupancy, applicable tenant rights, building conditions, lease obligations, zoning, and required approvals.

- 26 existing SRO rooms/units
- Upper-level residential accommodations
- Ground-floor commercial space
- Shared residential facilities
- Older improvements; repositioning potential
- Future redevelopment program to investigate

EXISTING UTILITY & INCOME

Existing Operations Provide a Starting Point.

One of the important characteristics of 422–430 Main Street is that the property is not vacant development land.

The site is improved with an established mix of residential and street-level commercial uses, creating opportunities to examine income-producing operations alongside longer-term real estate strategies.

The renovated studio apartments, SRO accommodations, restaurant space, and other commercial areas represent distinct components of the existing operating property.

For a prospective purchaser, these uses offer the potential to preserve income during the acquisition, planning, and approval stages of a longer-term investment strategy.

The degree to which existing revenue offsets carrying costs will depend on actual collections, expenses, occupancy, and future management arrangements.

EXISTING REVENUE COMPONENTS

Renovated Studios
Residential rental operations within the renovated portion of the property.

SRO Accommodations
Existing single-room occupancy operations, subject to the current occupancy, management, and legal framework.

Street-Level Commercial
Income potential from ground-floor commercial tenants and established Main Street uses.

INVESTMENT APPROACH

The objective is to understand three separate economic scenarios:

01 | Existing Operations
The property's verified current income, expenses, and occupancy.

02 | Stabilized Operations
The potential impact of appropriate management, leasing, and operational improvements.

03 | Future Redevelopment
The financial feasibility of a new development or renovation program following required approvals.

Current financial information and supporting documentation may be made available to qualified prospective purchasers through a controlled due diligence process.

WHY BEACON

A Hudson Valley Destination With Lasting Appeal.

Few Hudson Valley communities have developed the regional identity and cultural recognition of Beacon.

Set along the Hudson River in southern Dutchess County, Beacon has evolved into a destination known for its arts, dining, independent businesses, historic architecture, and outdoor lifestyle.

The city's walkable Main Street brings together boutique retailers, restaurants, coffee shops, galleries, neighborhood services, and residential neighborhoods.

At the same time, Beacon continues to attract interest from New York City residents, weekend visitors, creative professionals, and individuals seeking a lifestyle beyond the five boroughs without abandoning access to the metropolitan region.

The internationally recognized Dia Beacon art museum, the Hudson River waterfront, and the surrounding Hudson Highlands further distinguish the community.

For real estate investors, this combination creates an appealing setting in which residential, retail, and hospitality concepts can be evaluated.

A vibrant small city. A recognizable regional destination. A location with multiple sources of demand.

CONNECTIVITY & LOCATION

Downtown Energy. Hudson Valley Lifestyle. New York City Access.

The appeal of Beacon extends beyond Main Street.

Its combination of walkability, regional transportation, cultural destinations, and access to the outdoors creates a distinctive environment for residents and visitors.

422–430 Main Street places an investor within this established setting, connecting the property to Beacon's commercial activity and the surrounding Hudson Valley.

DESTINATION HIGHLIGHTS

Beacon Main Street
An established concentration of independent restaurants, galleries, shops, cafes, and neighborhood businesses.

Beacon Metro-North Station
Passenger rail service connecting Beacon with Grand Central Terminal and other Hudson Line destinations.

Dia Beacon
A major contemporary art destination that has helped establish Beacon's cultural identity.

Hudson River Waterfront
Riverfront recreation, scenic views, and public spaces that contribute to the city's outdoor lifestyle.

Mount Beacon & the Hudson Highlands
Hiking, natural scenery, and recreational opportunities within the surrounding region.

Regional Road Connections
Access to Interstate 84 and established routes connecting Beacon with Dutchess County, Orange County, Westchester, Connecticut, and the broader New York metropolitan area.

A CHANGING MAIN STREET

A Downtown Shaped by Continued Investment.

Beacon's evolution can be seen throughout its built environment.

Existing commercial buildings, former industrial spaces, and downtown properties have attracted interest for renovation, adaptive reuse, and new mixed-use development.

These investments reflect the ongoing importance of Main Street as a place for both commerce and residential activity.

The city's architectural character is a central part of its identity, creating opportunities for developers to consider how contemporary design can coexist with an established streetscape.

422–430 Main Street occupies a meaningful position within that environment.

Its combination of existing improvements, street-level retail, and a distinctive architectural frontage creates an opportunity to explore how the next generation of development could contribute to downtown Beacon.



The opportunity is not simply to construct something new, but to create something that belongs in Beacon.

THE REDEVELOPMENT THESIS

A Potential Phased Path to Repositioning.

The property's two-building arrangement creates an opportunity to investigate a phased investment approach rather than assuming that all existing improvements must be replaced simultaneously.

A prospective investor may examine whether the renovated residential and commercial portion can remain in operation while planning, approvals, and development work are considered for the adjoining portion.

This approach may preserve a portion of the property's existing utility while allowing an investor to evaluate a larger long-term redevelopment program.

ILLUSTRATIVE DEVELOPMENT SEQUENCE

PHASE 01	**Acquire & Evaluate** Acquire the existing property and complete comprehensive review of operations, leases, title, physical conditions, and municipal requirements.
PHASE 02	**Preserve & Stabilize** Assess opportunities to maintain and improve existing income-producing operations while preparing a viable redevelopment strategy.
PHASE 03	**Design & Entitle** Work with architects, engineers, land-use counsel, and municipal authorities to evaluate buildable area, permitted uses, historic district requirements, and development feasibility.
PHASE 04	**Reposition & Execute** Pursue an approved renovation, replacement, or mixed-use redevelopment strategy consistent with market demand and the investor's objectives.

All phasing concepts are illustrative only. Construction sequencing, continued occupancy, redevelopment rights, and project feasibility require independent professional review and applicable approvals.

RESIDENTIAL RENTAL OPPORTUNITY

A New Generation of Downtown Living.

Beacon's walkable downtown and regional transportation connections provide a setting in which investors may evaluate a modern residential rental concept.

A potential redevelopment program could explore the introduction of new residential accommodations designed around contemporary expectations for efficient layouts, high-quality finishes, natural light, and an urban Main Street lifestyle.

Subject to approvals and a detailed feasibility study, a new residential component might complement the existing renovated studios and street-level commercial space.

POTENTIAL RESIDENTIAL DESIGN THEMES

01

Contemporary Interiors

Thoughtful floor plans, modern kitchens, quality materials, and efficient use of space.

02

Walkable Lifestyle

A residential environment connected directly to Beacon's restaurants, shops, cafes, and cultural destinations.

03

Architectural Character

A contemporary approach that responds to the scale and identity of the surrounding streetscape.

04

Long-Term Investment Utility

An opportunity to evaluate durable rental income and a professionally managed residential asset.

The ultimate unit count, configuration, achievable rents, and development costs would be determined through architecture, approvals, and market underwriting.

CONDOMINIUM & FOR-SALE POTENTIAL

The Possibility of Ownership in Downtown Beacon.

In addition to traditional rental housing, prospective investors may investigate a residential for-sale or condominium concept.

A well-designed downtown residential product could seek to combine the convenience of Main Street living with contemporary architecture, refined interiors, and proximity to the Hudson Valley's cultural and outdoor attractions.

Such a concept could potentially appeal to purchasers seeking a primary residence, a Hudson Valley retreat, or a lower-maintenance lifestyle within a recognizable downtown destination.

POTENTIAL PRODUCT POSITIONING

01

Refined Residential Design

Residences emphasizing architecture, quality, natural light, and efficient, livable floor plans.

02

Downtown Convenience

Immediate access to dining, shopping, neighborhood services, and Beacon's community amenities.

03

Hudson Valley Lifestyle

A location connected to riverfront recreation, the arts, scenic landscapes, and regional transportation.

04

Distinctive Identity

An opportunity to create a development with a sense of place that reflects Beacon's established character.

Any condominium concept would be subject to required land-use, building, legal, offering-plan, and other applicable approvals.

HOSPITALITY & EXTENDED-STAY POTENTIAL

Hospitality Inspired by Beacon.

Beacon's reputation as a cultural and recreational destination creates another potential direction for investors to explore.

A boutique hospitality or extended-stay concept could seek to serve visitors drawn to the city's art, dining, outdoor experiences, and Hudson Valley setting.

The property's downtown location and established mixed-use architecture provide a framework for evaluating a hospitality-oriented repositioning.

Depending on permitted uses, life-safety requirements, existing obligations, and economic feasibility, an investor could assess alternative accommodation formats ranging from furnished extended-stay residences to a more comprehensive boutique hospitality offering.

POTENTIAL HOSPITALITY THEMES

01

Design-Led Accommodations

Thoughtful interiors that reflect Beacon's creative character.

02

Experiential Travel

A destination centered on access to the city's food, art, nature, and surrounding communities.

03

Ground-Floor Activation

The possibility of integrating hospitality with existing or future commercial activity.

04

Flexible Guest Experience

Potential accommodation programs tailored to different lengths and purposes of stay.

Hospitality use, lodging classifications, rental duration, licensing, and occupancy are subject to applicable laws, regulations, and required approvals.

REIMAGINING 422–430 MAIN STREET

Respecting the Past. Exploring What's Next.



CONCEPTUAL RENDERING — ILLUSTRATIVE ONLY

One of the most compelling features of 422–430 Main Street is the contrast between its established architectural identity and the possibility of future reinvestment.

The property's distinctive brick frontage offers an existing visual anchor along Main Street.

A conceptual redevelopment of the adjoining portion could explore an architectural approach that complements this character while introducing contemporary residential or hospitality accommodations and renewed street-level commercial space.

The intention of the accompanying architectural imagery is to illustrate potential design directions, not to prescribe a specific project.

A future investor will have the opportunity to commission its own feasibility studies, work with design and planning professionals, and determine the program that best meets its objectives.

A prominent location. An established architectural presence. An opportunity to explore a new vision for downtown Beacon.

CONCEPTUAL RENDERINGS — FOR ILLUSTRATIVE PURPOSES ONLY. NOT AN APPROVED DEVELOPMENT PLAN.

INVESTMENT PROCESS & DUE DILIGENCE

An Opportunity Worth Exploring in Detail.

422–430 Main Street presents an opportunity for investors with the experience, capital, and vision to evaluate an established mixed-use asset and its potential next use.

The Garay Team at SERHANT. will coordinate a structured information and due diligence process for qualified prospective purchasers.

AVAILABLE DILIGENCE CATEGORIES

Property Information
Existing building information, site records, property characteristics, available plans, and supporting materials.

Financial & Operating Information
Historical operating information, rent rolls, lease documents, and current operating data, as authorized for distribution.

Zoning & Development Information
Available zoning materials, prior development concepts, and relevant supporting documents. Prospective purchasers must independently verify all redevelopment rights.

Transaction Coordination
Property tours, investment inquiries, document requests, and direct coordination with ownership and authorized representatives.

THE NEXT STEP

Prospective purchasers are invited to contact the exclusive listing team to discuss the property, arrange a tour, and request access to available diligence materials.

Certain information may require buyer qualification, ownership authorization, and execution of a confidentiality agreement.

EXPLORE THE OPPORTUNITY.

422–430 Main Street, Beacon, New York 12508 **OFFERED AT $6,750,000**

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IMPORTANT INFORMATION

This offering memorandum has been prepared for general informational and marketing purposes only. Information concerning the property has been obtained from ownership, historical records, prior offering materials, third-party reports, and other sources believed to be reliable. Neither the seller nor the brokerage represents or warrants that the information is accurate or complete.

All property measurements, areas, unit counts, uses, occupancy, rental information, expenses, physical descriptions, and other characteristics are subject to independent verification.

All descriptions of future renovation, redevelopment, expansion, residential use, condominium use, hospitality use, building replacement, or additional development potential are preliminary and conceptual unless expressly identified as approved. No representation is made that any particular development program, building height, density, unit count, floor area, parking arrangement, or use will be permitted.

Any redevelopment is subject to applicable zoning, historic preservation requirements, building codes, lease obligations, tenant and occupant rights, governmental approvals, and other legal and physical considerations.

All conceptual drawings, renderings, and architectural illustrations are provided solely to demonstrate possible design directions and do not represent approved plans or guaranteed development rights.

Prospective purchasers should consult their own legal, financial, architectural, engineering, environmental, tax, and land-use professionals and perform their own independent due diligence.

The seller reserves the right to modify or withdraw the offering and to reject any or all proposals without notice. No binding obligation shall arise except through the execution of a definitive written agreement by the applicable parties.

Hudson Valley • Westchester • New York City • Connecticut