

# 404 Main Street

Beacon, New York 12508

## OFFERING MEMORANDUM



### Property Overview

Cushman & Wakefield is pleased to offer a 100% Fee Simple Interest in 404 Main Street, Beacon, New York 12508 for sale. This former Chase Bank site consists of a 5,692 SF bank building on 0.28 acres along the main commercial corridor through Beacon, New York. The property features a large atrium and direct frontage along Main Street- ideal for walk-up commercial uses. The property also has one drive thru lane and 11 on-site parking spaces. In addition to the main floor, the building contains second floor office (+/-1,438 SF) and a full basement which is not included in the building square footage.

*Please Note: prior to an initial offer, Cushman & Wakefield will not be able to accommodate tour requests. Please view the building walkthrough in the deal room for an interior view of the asset.*

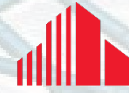
Building SF	5,692 SF 1 <sup>st</sup> Floor – 4,252 SF 2 <sup>nd</sup> Floor – 1,438 SF
Site Size	0.28 Acres
Drive Thru?	Yes
Parking Spots	11
Zone	CMS – Central Main Street
Flood Zone	X – Not in Hazard
Assessment	\$835,000
2025 Taxes	\$22,358

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