

\$1,950,000 - 423-425-425 Main Street, Beacon

MLS® #849875

\$1,950,000

0 Bedroom, 0.00 Bathroom, 6,537 sqft

Commercial Sale on 0.09 Acres

N/A, Beacon, NY

Grand Historic Firehouse on Beacon's Vibrant Main Street - Awaits Adaptive Reuse.

Offered for sale for the first time, this stately and prominent 3-story historic firehouse commands attention in a central business location on Beacon's vibrant Main Street, presenting a unique opportunity for adaptive reuse.

Constructed in 1911, the building's facade retains numerous original architectural details, including elegant arched doors and intricate brickwork and cornices, bestowing it with significant charm and character.

The first level boasts soaring high ceilings and a spacious apparatus bay complete with vehicular doors at both the front and rear of the building, along with dedicated office spaces.

Ascend to the second story, featuring impressive 10-foot plus height to the original ceilings and a largely open floor plan bathed in natural light from expansive windows. This level also includes a former clubhouse bar, lavatories, and presents a multitude of potential layouts and uses.

The third story offers a distinctive ambiance with slightly vaulted ceilings and a generous open area highlighted by a striking stone fireplace, once serving as a gathering room for events. This level also includes a scullery



room, lavatories, and benefits from large windows providing excellent views overlooking the dynamic street scenes of Main Street and a direct vista of Mount Beacon to the east.

Zoned CMS (Central Main Street), this property unlocks a wide array of business opportunities, including restaurants, breweries, hotels, mixed-use developments, and more. [See attached zoning details for comprehensive information.]

Adding to its appeal, a Verizon lease for equipment on the roof generates approximately \$24,000 in annual income. [See attached lease details for full terms.] Verizon also occupies a secure 240 sq ft fenced area behind the building for equipment and provides roof access. The building owner has access to Verizon's on-site generator. Additionally, the City of Beacon maintains a camera on the roof, which will remain in use.

The property benefits from its adjacency to a municipal parking lot at the rear but there is no onsite parking other than the apparatus bay. A property survey is also available for review. The tax map has not been updated to reflect what's included in this sale. The sale includes the firehouse building without the rear parking lot or the City's Memorial building next to it. [Survey attached.]

Please look at attachment for more detailed information.

Don't miss this exceptional opportunity to own a piece of Beacon's history and shape its future with this remarkable building.

Built in 1911

Essential Information

MLS® #	849875
Price	\$1,950,000
Sold Price	\$1,800,000
Date Sold	October 23rd, 2025
Bathrooms	0.00
Square Footage	6,537
Acres	0.09
Year Built	1911
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

Community Information

Address	423-425-425 Main Street
Subdivision	N/A
City	Beacon
County	Dutchess County
State	NY
Zip Code	12508

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Trash Collection Public, Water Connected
Parking	None
View	City, Mountain(s)

Interior

Interior	Concrete, Vinyl
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	3

Exterior

Lot Description	Historic District, Level, Views
Exterior	Brick

Additional Information

Date Listed April 21st, 2025
Days on Market 54
Zoning CMS and historic district

Listing Details

Listing Courtesy of Compass Greater NY, LLC

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Listing information last updated on October 30th, 2025 at 7:45pm EDT