



HOULIHAN LAWRENCE
COMMERCIAL

OFFERING MEMORANDUM

Equestrian Excellence in the Heart of Brewster

120 NICHOLS ROAD, BREWSTER, NY 10509



PRESENTED BY MIKE RACKENBERG | DIRECTOR OF COMMERCIAL, ASSOCIATE REAL ESTATE BROKER | 973.609.2105



120 NICHOLS ROAD, BREWSTER

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Executive Summary

12-STALL HORSE FARM | PRIVATE EQUESTRIAN ESTATE | EXCEPTIONAL LOCATION

LOCATION: 120 Nichols Road, Brewster, NY
SPECIAL USE: Private Equestrian Estate
BUILDING TYPE: Land
ACRES: 15.74
REAL ESTATE TAXES: \$49,498

PROPERTY OVERVIEW

An exceptional 15.74-acre commercial property located near the Brewster/North Salem line presents a unique opportunity for immediate use or redevelopment. The existing 8,000 sq ft, two-story steel structure, originally built in 2001 and meticulously renovated in 2011, currently functions as a dual-purpose facility comprising a professional veterinary office suite and a 12-stall horse boarding stable. The expansive grounds feature professional equestrian amenities, including a 100 x 200 foot riding ring and extensive post-and-rail fencing, all supported by modern infrastructure like a backup generator and fiber optic connectivity. Zoned R-160, the versatile parcel offers a wide array of potential uses, including farm operations, nurseries, or a large display space, benefiting from superb connectivity to major transport routes and the NY/CT border.

PROPERTY HIGHLIGHTS

- 12-Stall Horse Barn: Well-maintained, functional layout ideal for private or semi-commercial equestrian use
- Multiple Fenced Paddocks: Generous turnout areas with quality fencing and gate access
- Riding Arenas & Training Space: Flat land suitable for building or expanding outdoor/indoor rings (existing space may support immediate riding needs)
- Support Structures: Feed/tack rooms, wash area, hay storage, and ample parking for trailers and vehicles
- Land & Layout: Usable mostly level acreage—ideal for pasture training or potential expansion

ASKING PRICE: \$2,500,000

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Property Features

- Twelve-Stall Horse Barn | Well-maintained, functional layout
- Multiple Fenced Paddocks | Generous turnout areas with fencing and gate access
- Riding Arenas & Training Space | Flat land, expansion possibilities
- Support Structures | Feed/tack rooms, wash area, hay storage, and ample parking
- Land & Layout | Usable level acreage, ideal for training and expansion
- Bonus Apartment | One bedroom

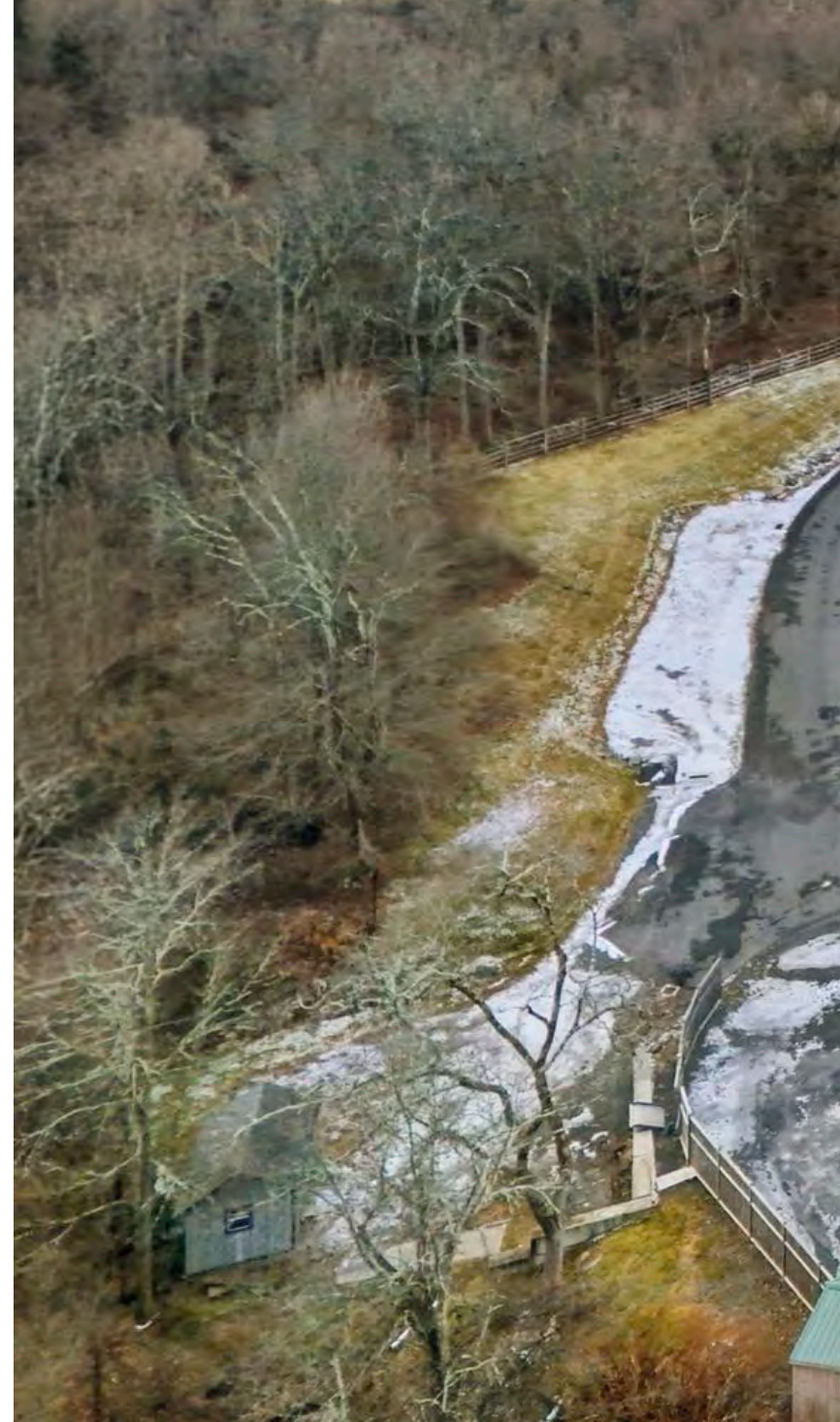
LOCATION DESCRIPTION

Strategically positioned in Putnam County, just minutes from I-684, Route 22, and the Metro-North Brewster station, the property offers seamless access to Westchester, Connecticut, and New York City. This quiet yet connected location is ideal for those seeking rural tranquility without sacrificing convenience.

- 60 minutes to NYC
- 5 miles to Danbury, CT
- Close to local feed suppliers, vets, and tack shops
- Near extensive riding trails and equestrian communities

Ideal for:

- Private equestrian estate
- Boutique boarding or training facility
- Equestrian lifestyle seekers relocating from metro areas
- Trainers looking to own their own farm near affluent horse communities



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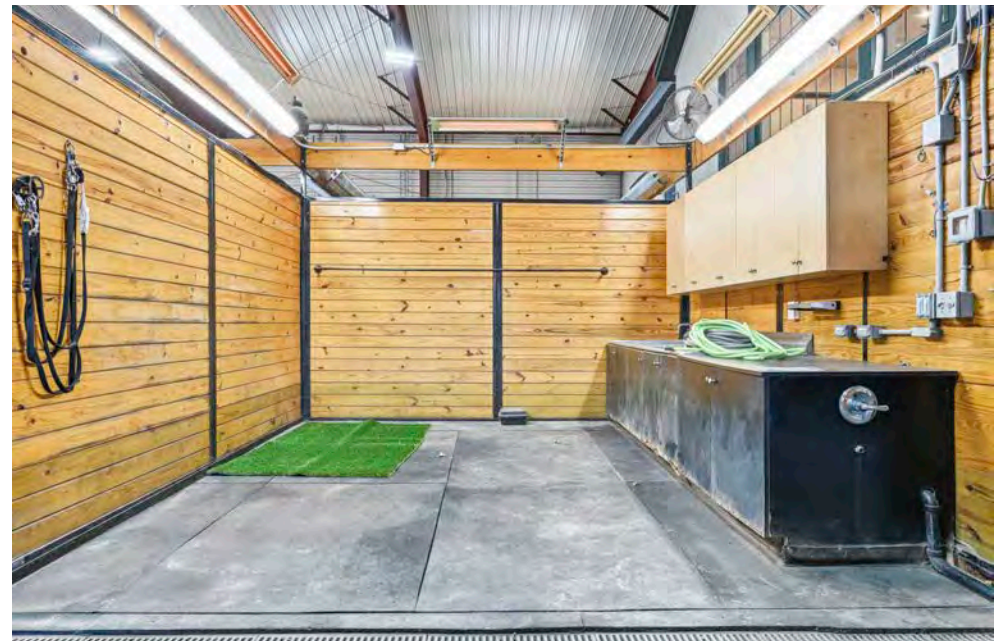
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Interior Stables



Wash Area



Interior Stables



Interior Stables

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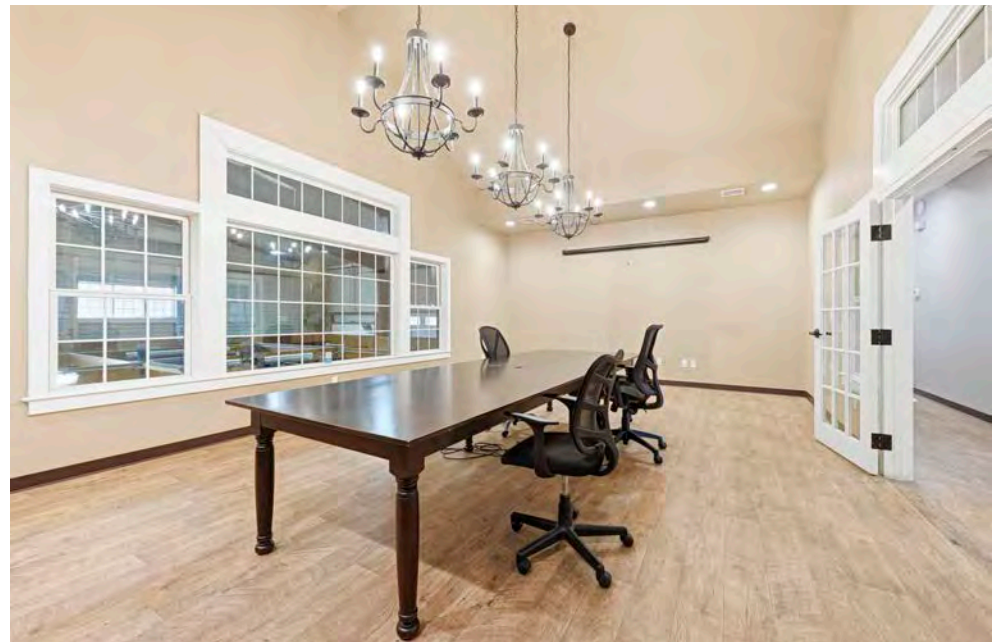
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Reception Area



Conference Room



Staff Kitchen



Pharmacy

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Building Exterior



Facilities Room



Building Exterior

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Entry Gate



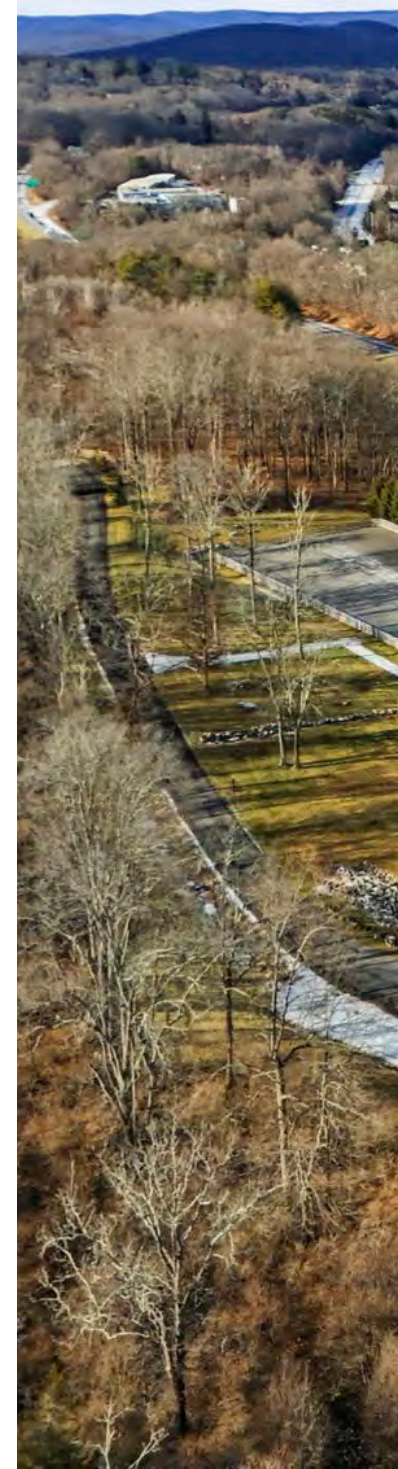
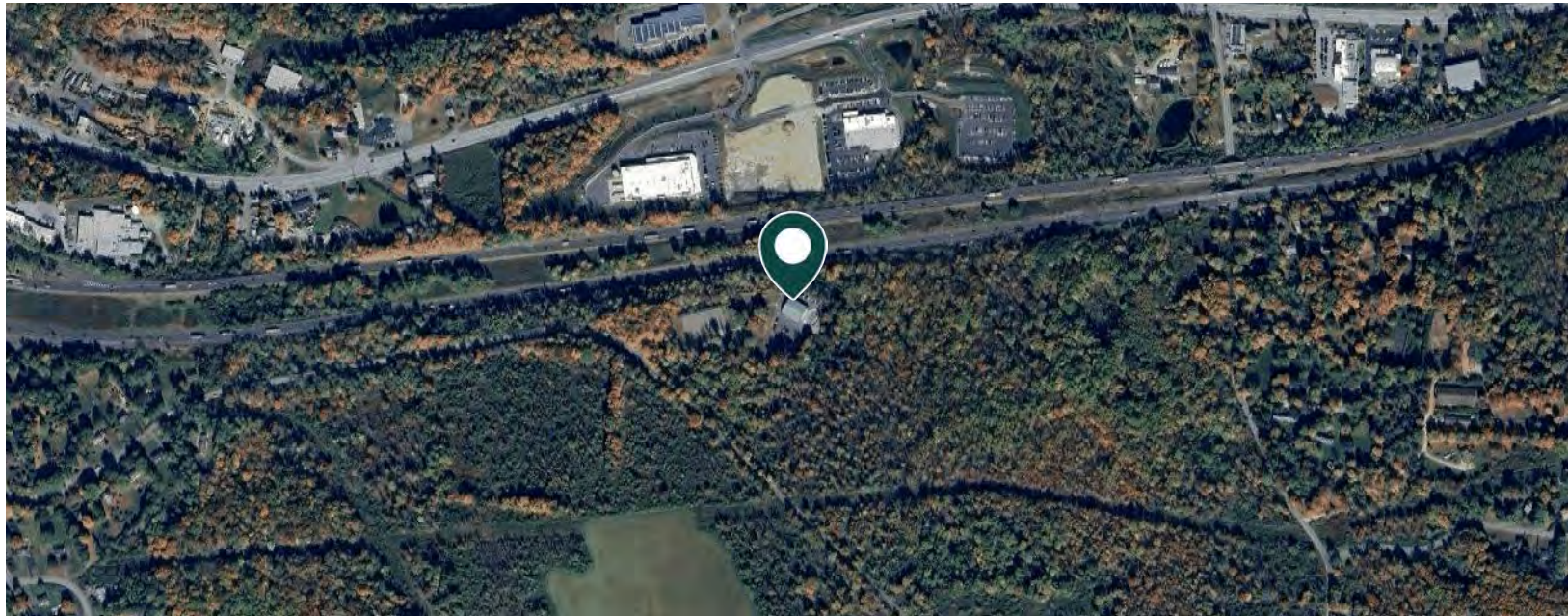
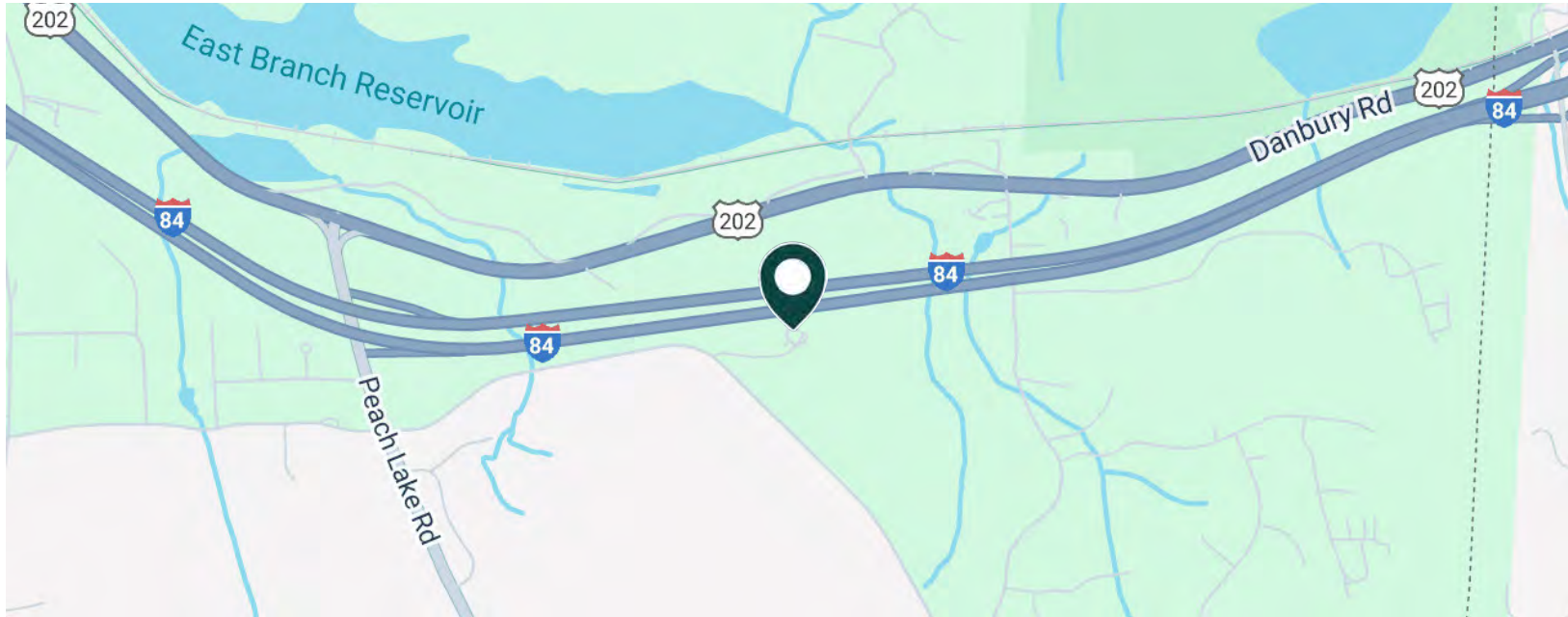
1 Bedroom Apartment



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Maps



120 NICHOLS ROAD, BREWSTER

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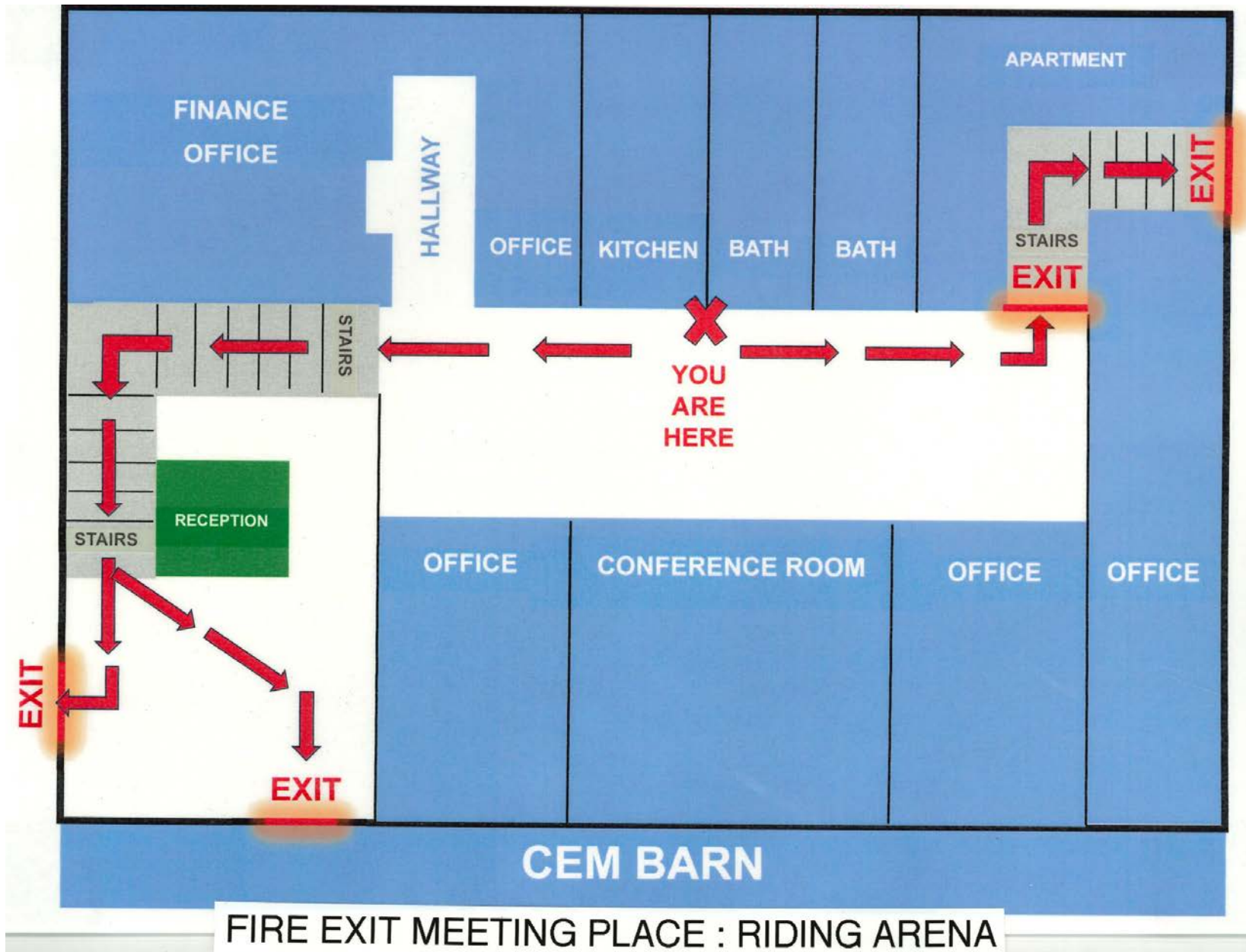
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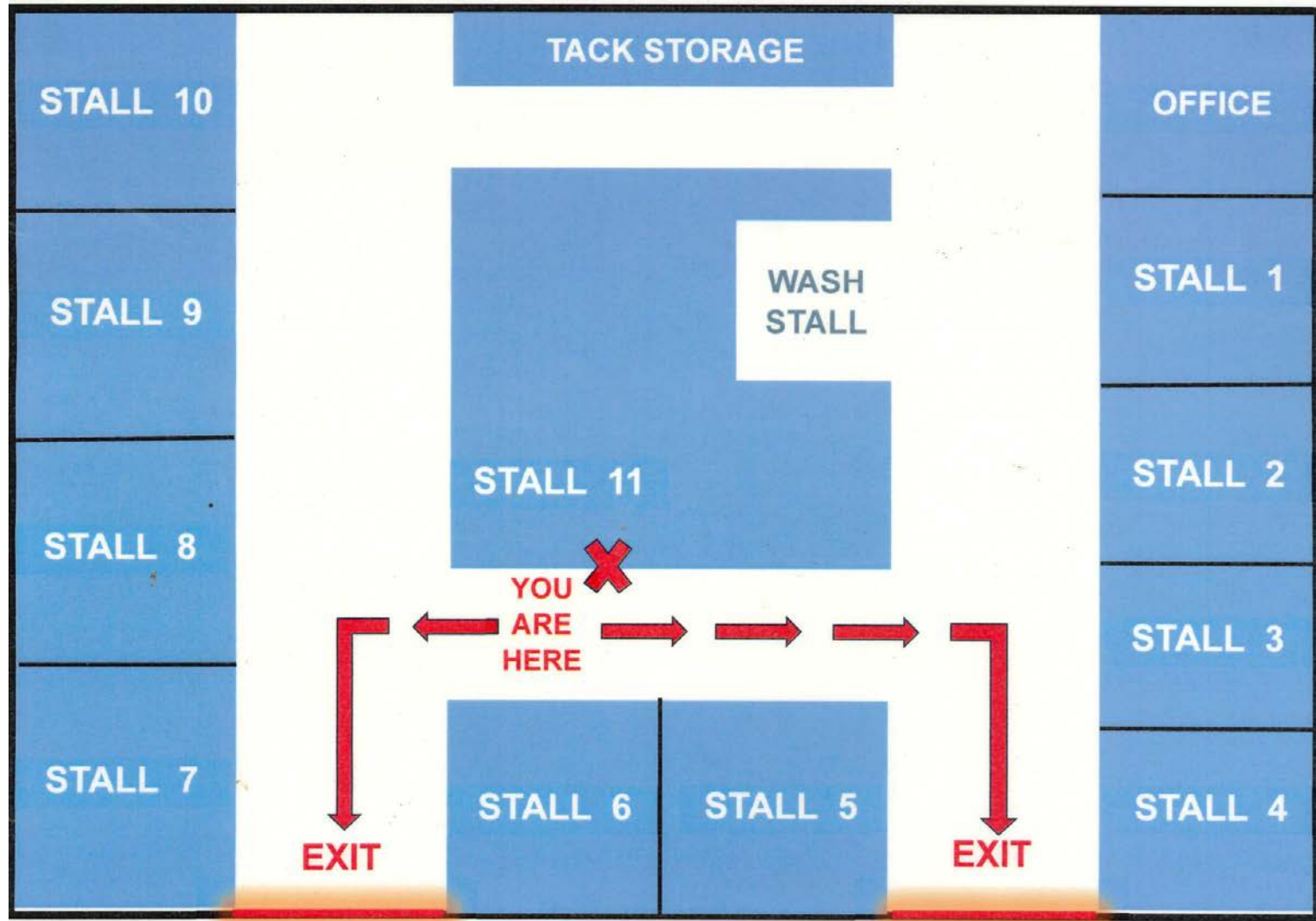
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Floorplans



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EVACUATION ROUTES



120 NICHOLS ROAD, BREWSTER



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