

FOR SALE

18, 24 & 30 Edgewater Place, Beacon, NY 12508

New Construction, 106-unit Luxury Multifamily Community Perched Above the Hudson River in the Heart of Beacon, NY

Ariela
GREAA Partner

GREAA



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New Construction Luxury Community:

A premier, modern asset completed in 2024, significantly minimizing immediate capital expenditure needs.



Desirable Institutional Scale:

Spans approximately 94,737 gross square feet across 3 separate buildings, containing a total of 106 luxury units.



Strategic Residential Unit Mix:

Comprises an optimized distribution of layouts, including 15 studios, 51 one-bedroom units, 18 two-bedroom/one-bath units, 20 two-bedroom/two-bath units, and 2 premier three-bedroom suites.



Premium Waterfront Design & Views:

Features large picture windows, spacious layouts, private terraces, stainless-steel appliances, and in-unit laundry paired with scenic Hudson River and mountain views.



Thriving Hudson Valley Submarket:

Located in Beacon, NY - a supply-constrained market with a remarkably low 1.6% vacancy rate



Walkable Downtown Proximity:

Situated just minutes from Beacon's vibrant Main Street retail and restaurant hub, boutique shops, and local cultural anchors like the Dia:Beacon museum.



Direct Metro-North Commuter Access:

Offers seamless connectivity to Manhattan via the nearby MTA Beacon Train Station, featuring hourly direct service and a "Super Express" service reaching Grand Central Terminal in under 90 minutes.



Protected Market Position & Exceptional Insulation:

Positioned as a dominant asset in a severely supply-constrained and highly restrictive development landscape, virtually shielding the property from immediate future rental competition

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Property Information

Section, block & lot	5.955-19-590.22
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Location	Beacon
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Number of Buildings	3
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Property Type	Elevator Buildings
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Property Class	Apartments (411)
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Total Units	106
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Building Sq. Ft.	94,737
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Year Built	2024
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Taxes	\$522,888
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Taxes Per SF	\$5.52
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*All square footage/buildable area calculations are approximate

Asking Price: \$52,500,000 | \$554 / \$SF | \$495,283 / \$Unit

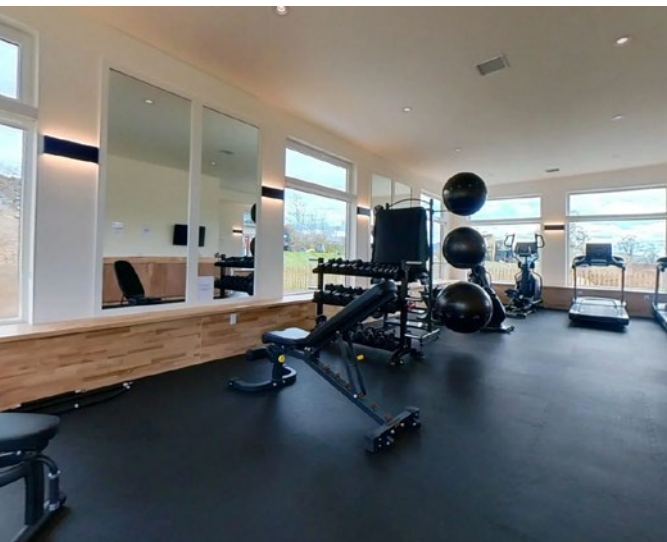


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Property Photos



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A Thriving Hudson Valley Investment Market

Beacon, New York has emerged as one of the Hudson Valley's strongest multifamily submarkets—offering a rare combination of lifestyle appeal, transit accessibility, and durable rent growth. Once a quiet river town, Beacon has transformed into a vibrant cultural and residential hub that attracts professionals, creatives, and commuters alike.

Location & Connectivity

- **Prime Hudson River Location** – Situated along the east bank of the Hudson River in Dutchess County
- **Direct Metro-North Access** – Hourly service to Grand Central Terminal in under 90 minutes
- **New “Super Express” Service (2025)** – Introduced by the MTA, cutting commute times and enhancing connectivity between the Hudson Valley and Manhattan

Lifestyle & Economic Drivers

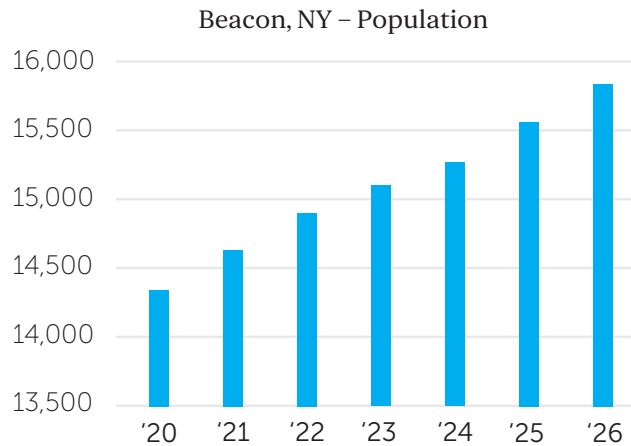
- **Walkable Downtown:** Beacon's Main Street is lined with boutique shops, cafés, and restaurants
- **Cultural Anchor:** Dia: Beacon museum attracts national visitors and anchors the city's arts scene
- **Outdoor Recreation:** Mount Beacon Park/Trail, Hudson River waterfront parks, and regional trail systems
- **Tourism & Quality of Life:** Beacon's blend of small-town charm and modern amenities continues to drive residential demand



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Growing, Higher Income Population



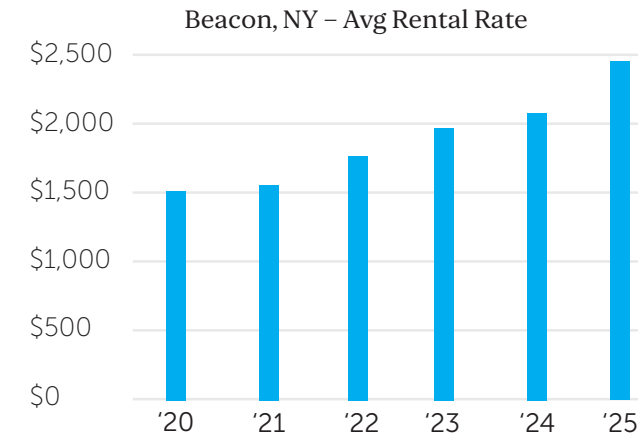
Source: <https://worldpopulationreview.com/us-cities/new-york/beacon>
Data after 2023 is projected based on recent change

2023 Median Household Income: \$93,347

Income Bracket	% of Households
Less than \$50,000	21%
\$50,000 - \$100,000	31%
\$100,000 - \$200,000	32%
Over \$200,000	16%

Source: U.S. Census Bureau, 2023 American Community Survey (ACS) 5-Year Estimates.

Continued Rental Growth



Source: Yardi Matrix Rental Market Trends

Low Vacancy Rate

1.6% Vacancy Rate

2024: Dutchess County Rental
Housing Survey

Strong Employment Demographics

Low Unemployment Rate:

3.7% as of August 2025

Source: U.S. Bureau of Labor Statistics / FRED Economic Data

Top Industries

1. Educational Services
2. Health Care & Social Assistance
3. Professional, Scientific & Technical Services

Major Area Employers:

- Nuvance Health (MidHudson Regional Hospital, Vassar Brothers Medical Center)
- IBM Corp. (Poughkeepsie)
- DocuWare (Headquartered in Beacon)
- Gap Inc. (Fishkill Distribution Center)
- Amazon (Wappingers Falls & Fishkill Facilities)
- Vassar College & Marist College

Source: Think Dutchess Alliance for Business

Supply Constrained Market

Only 2 Properties, 164 Units delivered Since 2020

West End Lofts (2 Liam Drive)
The Arno (200 Arno Drive)



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