

RETAIL/SELF STORAGE FOR SALE



1146,1150 Route 17A, Greenwood Lake, NY 10925



SALE PRICE: \$1,535,000

PRICE PER UNIT: \$511,667

LOT SIZE: 1.5 Acres

BUILDING SIZE: 10,095 SF

RENOVATED: 2001

ZONING: Highway Commercial - Many Uses

PROPERTY OVERVIEW

Great opportunity for an Entrepreneur. Multi-Business uses at site. Two separate lots. First Lot of 1.5 Acre - Deli/Market with Kitchen Equipment and Hood. Self Storage Business. 22 Parking Spaces. Second Lot of .5 Acre - Ice Cream Stand business with Equipment. Covered seating area. Will Sell Lots separate if needed.

PROPERTY HIGHLIGHTS

- 65 Storage Units, 7500 SF
- 2145 SF Deli/Market
- Ice Cream Stand - 450 SF
- Covered Canopy - 1,720 SF Eating/Retail
- 300 + Feet of Road Frontage
- City Water / Natural Gas
- Three-Phase Electric
- Septic System
- 6,519 - Daily Traffic Count
- 34 Paved Parking Spaces

KW COMMERCIAL

9 Bert Crawford Rd
Middleton, NY 10940

ROBERT KENNEDY

Associate Broker
201.230.8358
rmk@kennedycoinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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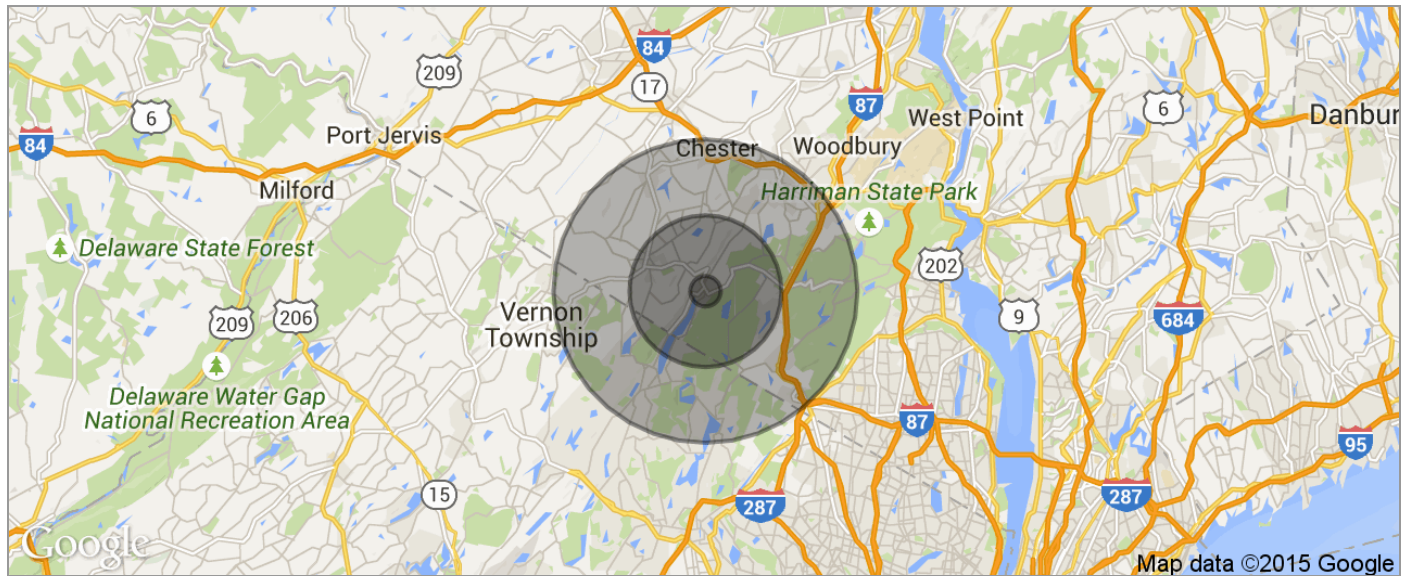
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	886	23,741	110,984
MEDIAN AGE	40.6	41.7	41.1
MEDIAN AGE (MALE)	41.1	42.0	40.8
MEDIAN AGE (FEMALE)	39.8	41.2	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	351	9,006	39,770
# OF PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$88,177	\$100,159	\$106,229
AVERAGE HOUSE VALUE	\$333,675	\$375,852	\$399,132
RACE	1 MILE	5 MILES	10 MILES
% WHITE	89.6%	90.2%	89.4%
% BLACK	1.1%	3.3%	3.5%
% ASIAN	1.6%	1.7%	2.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.4%
% OTHER	4.7%	2.6%	2.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	12.8%	9.5%	8.5%

* Demographic data derived from 2010 US Census

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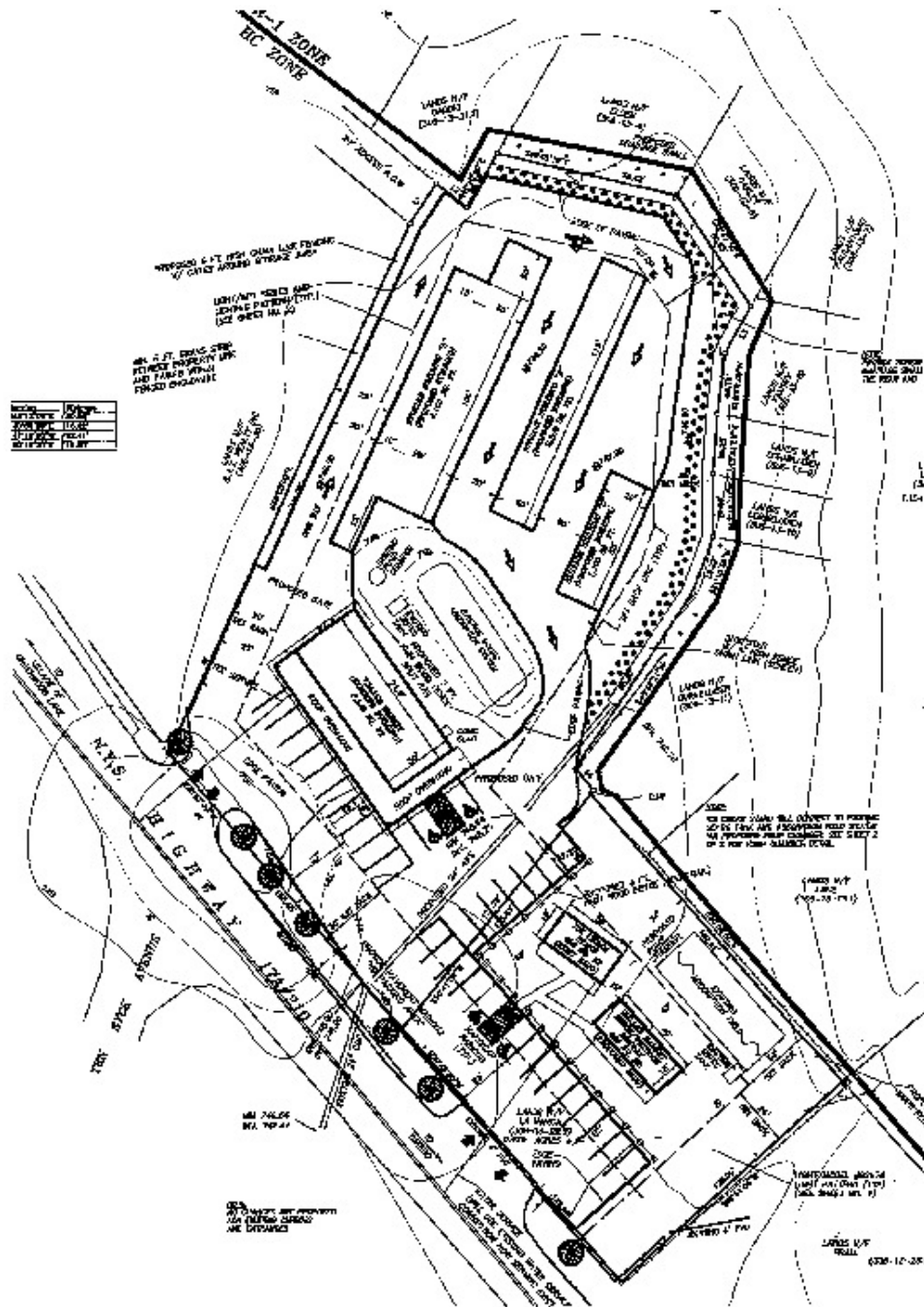
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