

# FOR SALE \$895,000

## Mixed-Use Investment Property



**NRT**



# 167 Route 9W, Haverstraw, NY 10927 BBQ Deli & Large 4/5 Bedroom Residential Home

### PROPERTY DESCRIPTION & FEATURES:

**Building Size:** +/- 4,160 SF    **Lot Size:** +/- 6,098 SF    **Taxes:** +/- \$39,000

- \*Excellent CAP Rate or new owner can occupy the residential house.
- \*Restaurant-Long-Term Lease and recently fully renovated.
- \*4-5 Bedroom Rental House with Lease and recently renovated with new kitchen, plumbing, bathrooms, floors, ceilings, lighting, electrical panel, windows, exterior siding, and more!!
- \*Newly paved parking areas and new roof installed.
- \*Tenants Pay Utilities. \*Residential Tenant maintains property.
- \*Both structures have approved certificates of occupancy.
- \*One of the busiest traveled roadways in Rockland County.

**AREA DESCRIPTION:** Large business district with surrounding residential areas. Easily accessible from Palisades Parkway, Routes 303 and 304, and Mario Cuomo Bridge.

### Demographics

#### Population 2023

1 Mile	3 Miles	5 Miles
18,571	56,194	119,364

#### Population Projections 2028

1 Mile	3 Miles	5 Miles
19,003	56,929	121,136

#### Households

1 Mile	3 Miles	5 Miles
5,735	19,867	40,971

#### Average Household Income

1 Mile	3 Miles	5 Miles
\$89,253	\$124,758	\$138,680

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