

CHOCOLATE BUSINESS WITH REAL ESTATE

269 MAIN STREET, BEACON, NY 12508



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	4,525 SF
Lot Size:	0.11 Acres
Number of Units:	1
Price / SF:	\$795.58
Year Built:	1920
Renovated:	2000
Zoning:	CB

PROPERTY OVERVIEW

Highly profitable artisanal handmade chocolate shop with retail shops in Fishkill and Beacon, NY. Family owned and operated since 1922 with over 100 years of growth and profitability. The business continues to boom and current ownership, with extensive experience and national recognition, is willing to train new owners. The business presents huge opportunity for growth, particularly in e-commerce and shipping along with traditional brick and mortar retail expansion. The Beacon, NY real estate is owned by the business owners. The Fishkill, NY retail space is leased and has been occupied by the business since 1968. The business comes fully equipped with furniture, fixtures, and equipment. The impressive array of commercial kitchen and manufacturing equipment allows for the ability to easily scale up the business. Operating with 9-16 employees, the business is streamlined allowing ownership to work on the business and not for the business. This is a great opportunity for those with a culinary background, e-commerce background, or simply looking for an entrepreneurial pursuit backed by a business with a 100-year reputation. The Beacon, NY real estate can be included in the sale or ownership is willing to discuss a separate business price and a lease with new owners of the business. Financials, balance sheet, EBITDA, and equipment list can be made available with a signed non-disclosure agreement.

BRIAN MOSSEY

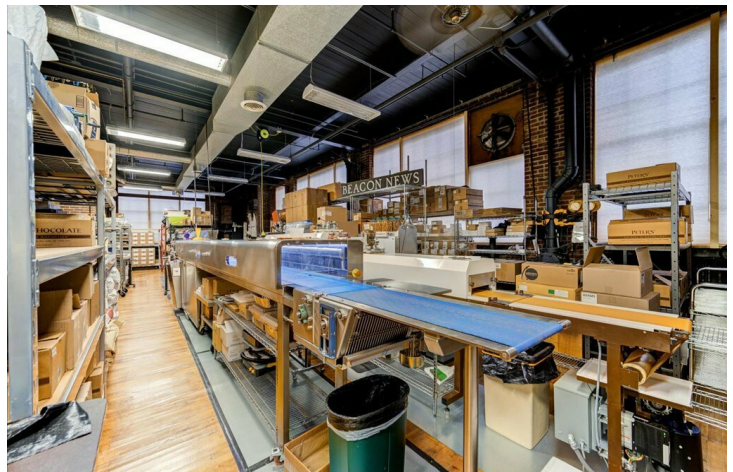
Real Estate Salesperson
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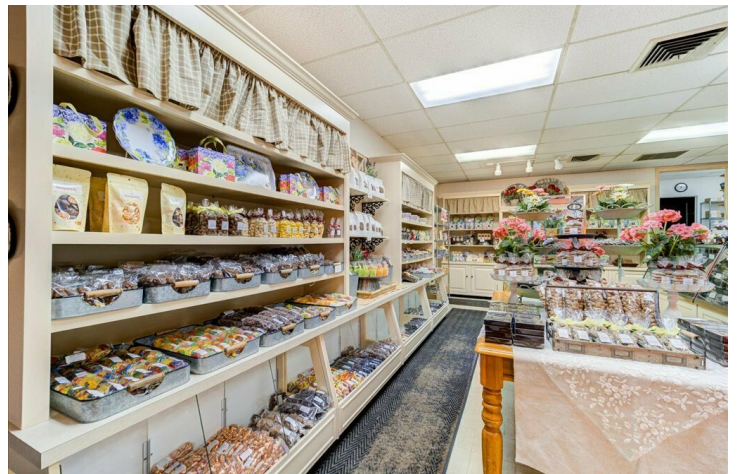
ADDITIONAL PHOTOS



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FISHKILL, NY LOCATION - ADDITIONAL PHOTOS

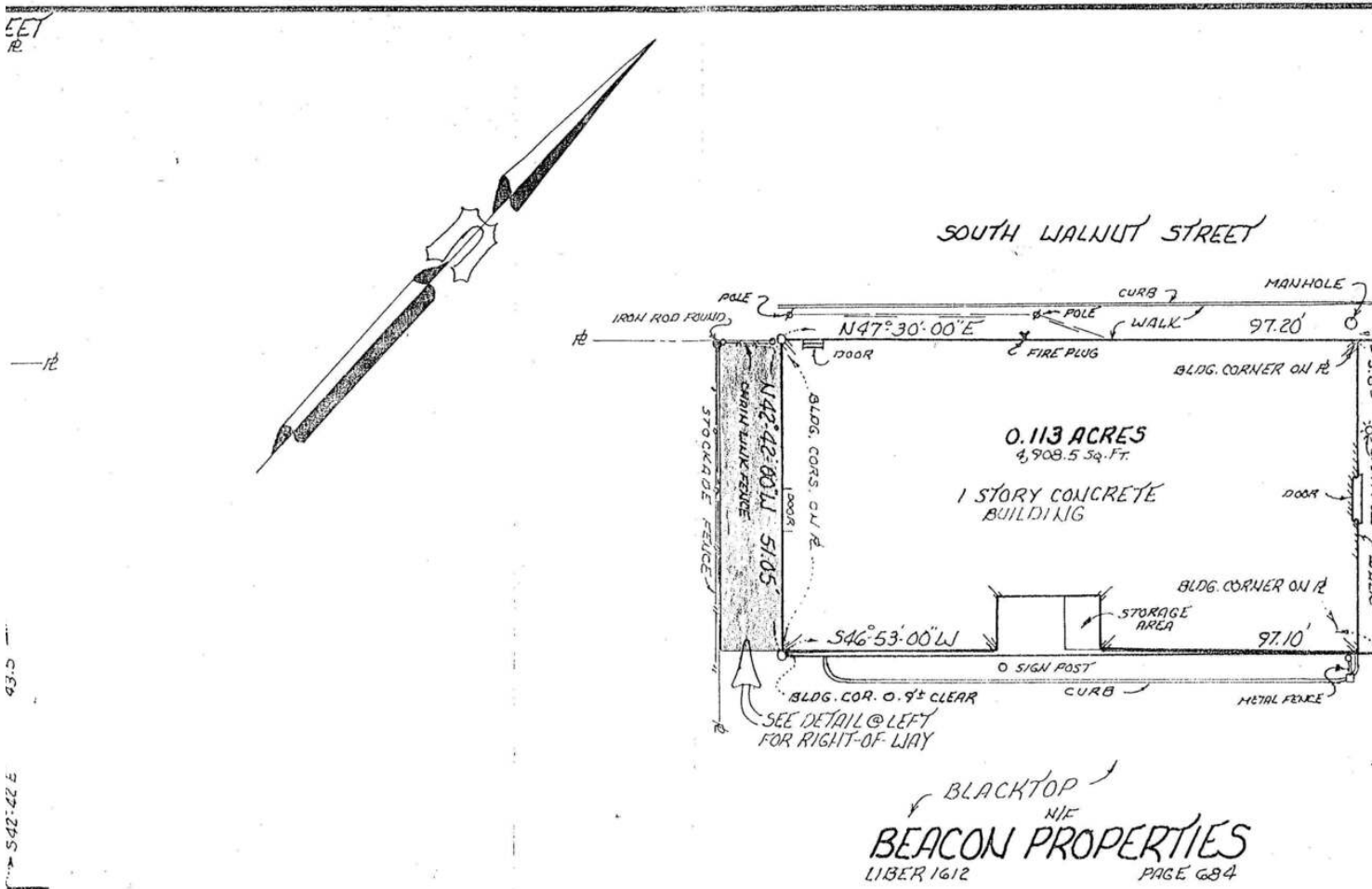




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SITE PLANS



MAP OF SURVEY
FOR
TERSAL, INC.

DUTCHESS COUNTY, N.Y.
APRIL 30, 1997 ^{REVISED 5/5/97}
CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED TO:
TERRY C. CRAFT & SALLY A. CRAFT
FIRST NATIONAL BANK OF THE HUDSON VALLEY,
ITS SUCCESSORS AND/OR ASSIGNS,
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BRUCE SHAPIRO

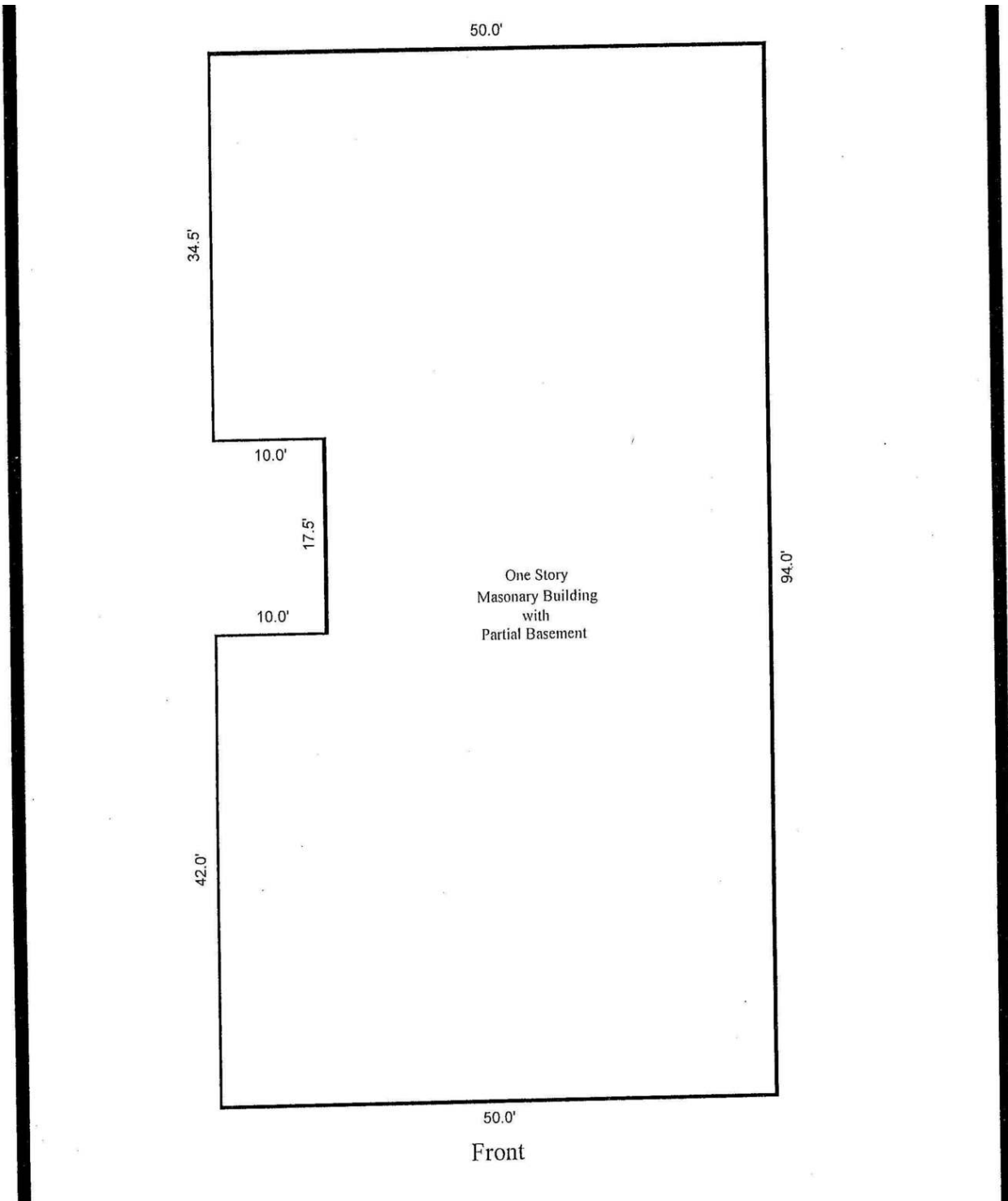
PETER R. HUSTIS, L.L.S.
33 HENRY STREET, BEACON, NEW YORK
P. O. BOX 3311, NEWBURGH, NEW YORK



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FLOOR PLANS

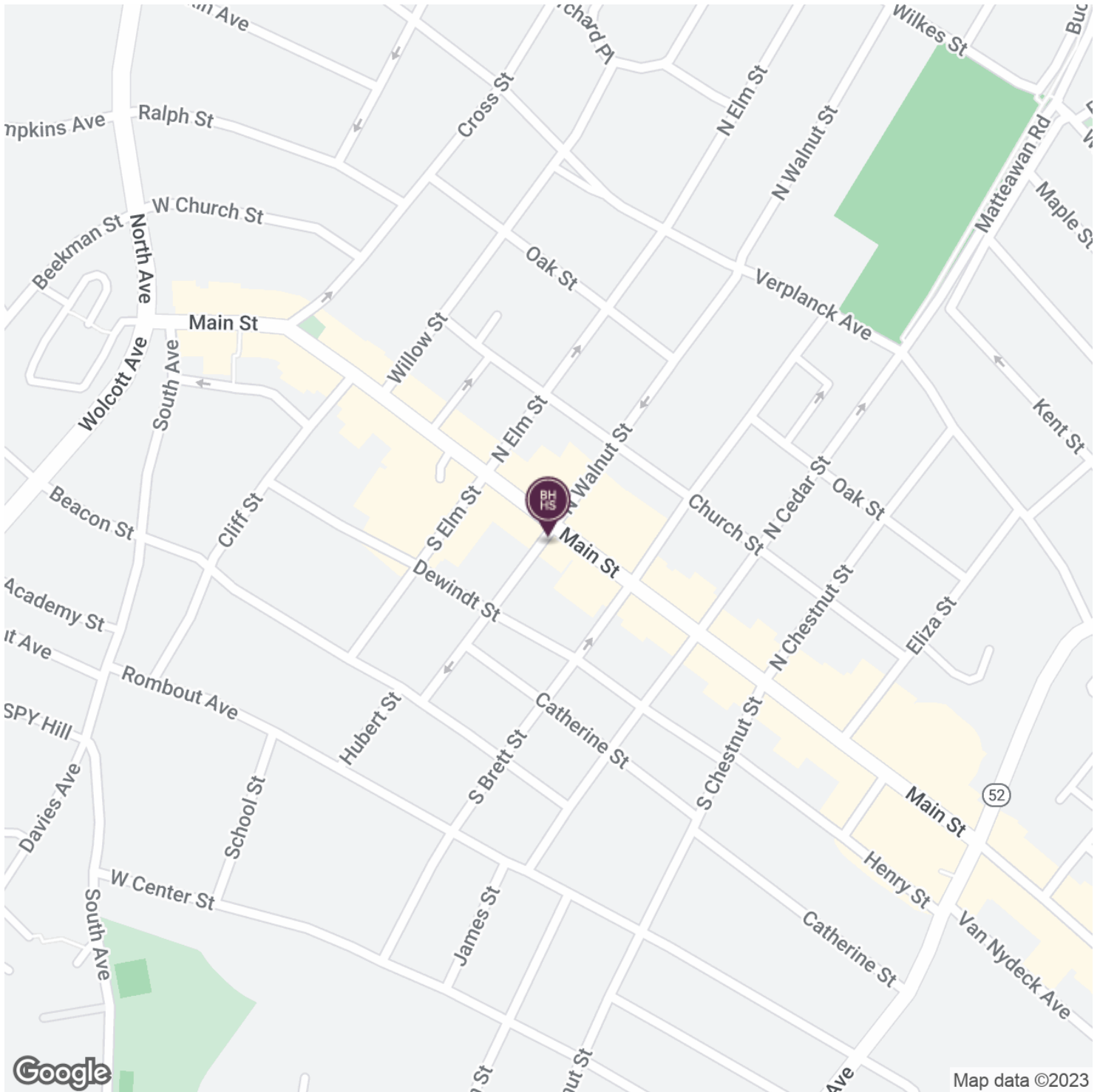




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LOCATION MAP

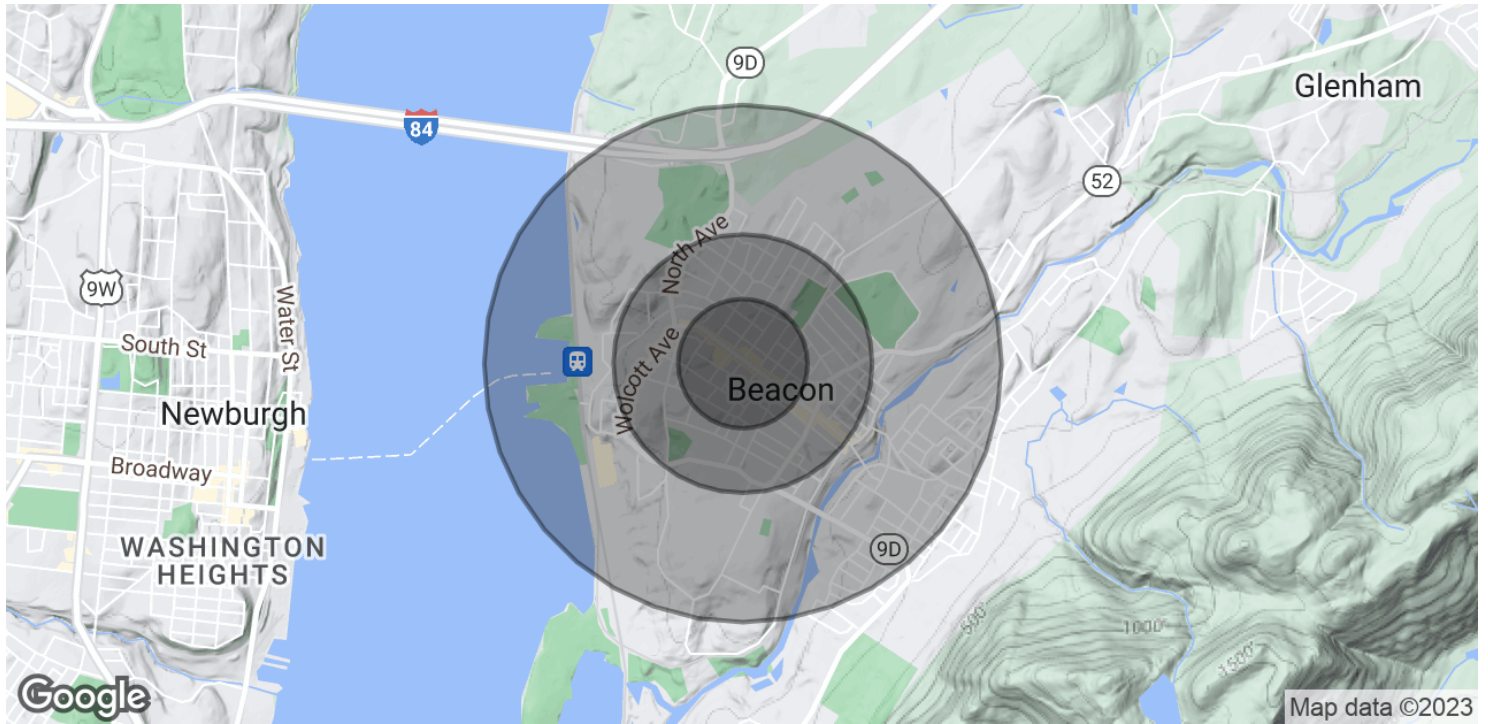




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,640	5,103	10,280
Average Age	37.8	38.0	38.1
Average Age (Male)	42.0	41.9	39.1
Average Age (Female)	37.7	37.7	38.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	803	2,414	4,689
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$79,521	\$79,511	\$84,996
Average House Value	\$330,118	\$336,810	\$308,184

* Demographic data derived from 2020 ACS - US Census