

RETAIL FOR SALE

# COUNTY ROAD 94, HANKINS, NY 12741

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FOR SALE

**KW COMMERCIAL | HUDSON VALLEY**

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

**PRESENTED BY:**

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## COUNTY ROAD 94



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# PROPERTY SUMMARY

COUNTY ROAD 94



## Property Summary

Price:	\$599,000
Building SF:	4,440
Lot Size:	0.27 Acres
Parking Ratio:	15
Parking:	Lot Parking
Year Built:	1908
Zoning:	RR

## Property Overview

Building your legacy begins with this incredible investment and life opportunity. A local turn-key restaurant tavern is available. A corner lot location just off State Route 97, in Hankins NY. Easy access to State Route 97, close to Callicoon with easy access to Port Jervis, NY. Recently updated 4,440 sq ft bar with updated kitchen and appliances. 2 restrooms. The nice open layout of the bar and restaurant. Enclosed porch. The backyard provides a great stage for local artists' performances. An area for outdoor eating while listening to music is a bonus. As a historical local bar, it gets great foot traffic and good volume traffic from the County Road 94. Incredible revenue-generating business, and considered part of the local community. A wonderful barn suitable for storage and more. Above the tavern is a spacious 3-bedroom, 1.5-bathroom apartment which also includes a kitchen and formal dining area. A fully open attic easily accommodates designing extra rooms of your choice

## Location Overview

From Roscoe: Proceed through town. Turn right on Riverside Road (County Route 92). Stay straight 11.9 miles past Fremont Town Center and ballparks and restaurants will be on the right-hand side of the road.

# PROPERTY PHOTOS

COUNTY ROAD 94



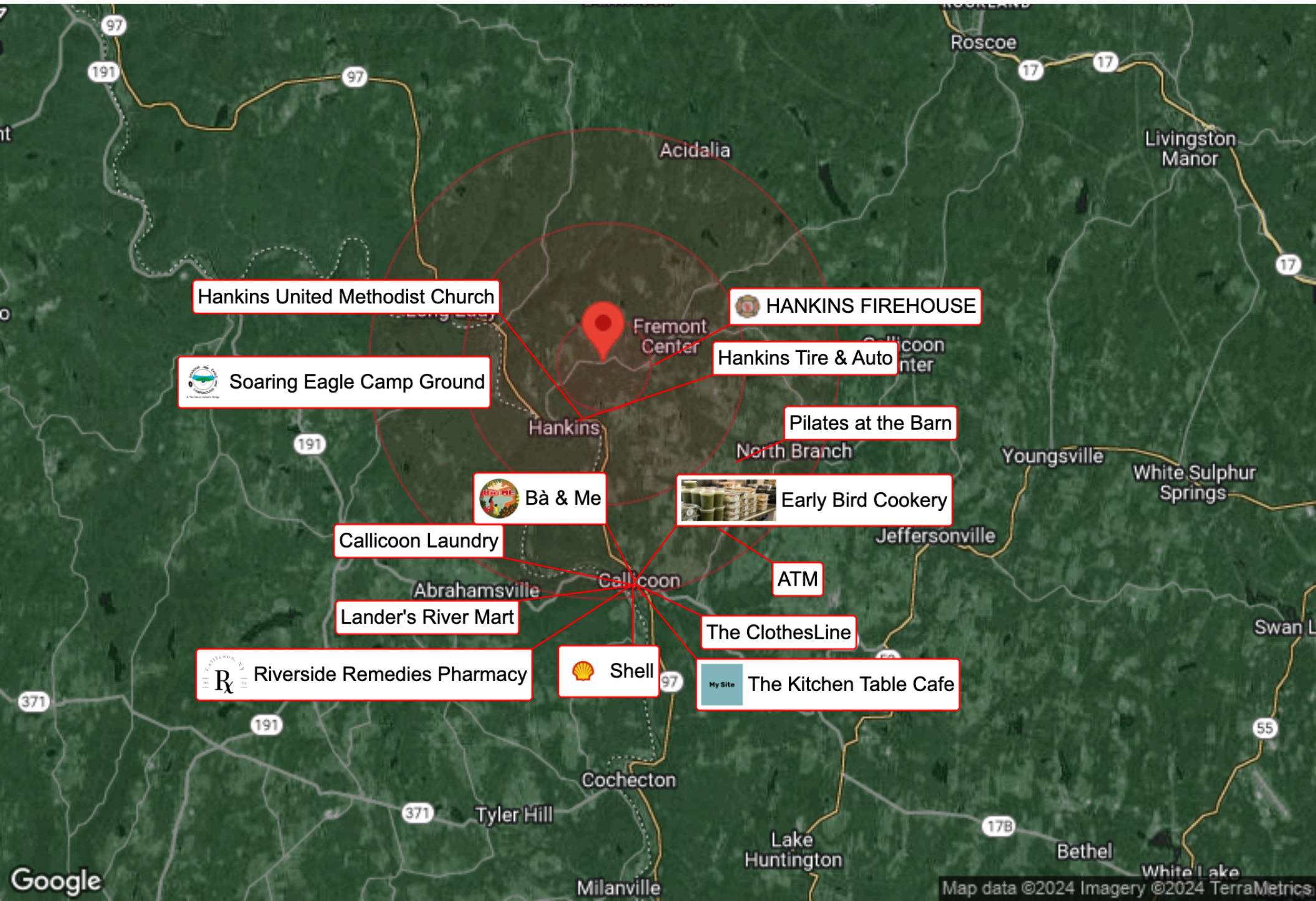
# PROPERTY PHOTOS

COUNTY ROAD 94



# BUSINESS MAP

COUNTY ROAD 94



Hankins United Methodist Church

HANKINS FIREHOUSE

Soaring Eagle Camp Ground

Hankins Tire & Auto

Pilates at the Barn

Bà & Me

Early Bird Cookery

Calicoon Laundry

ATM

Lander's River Mart

The ClothesLine

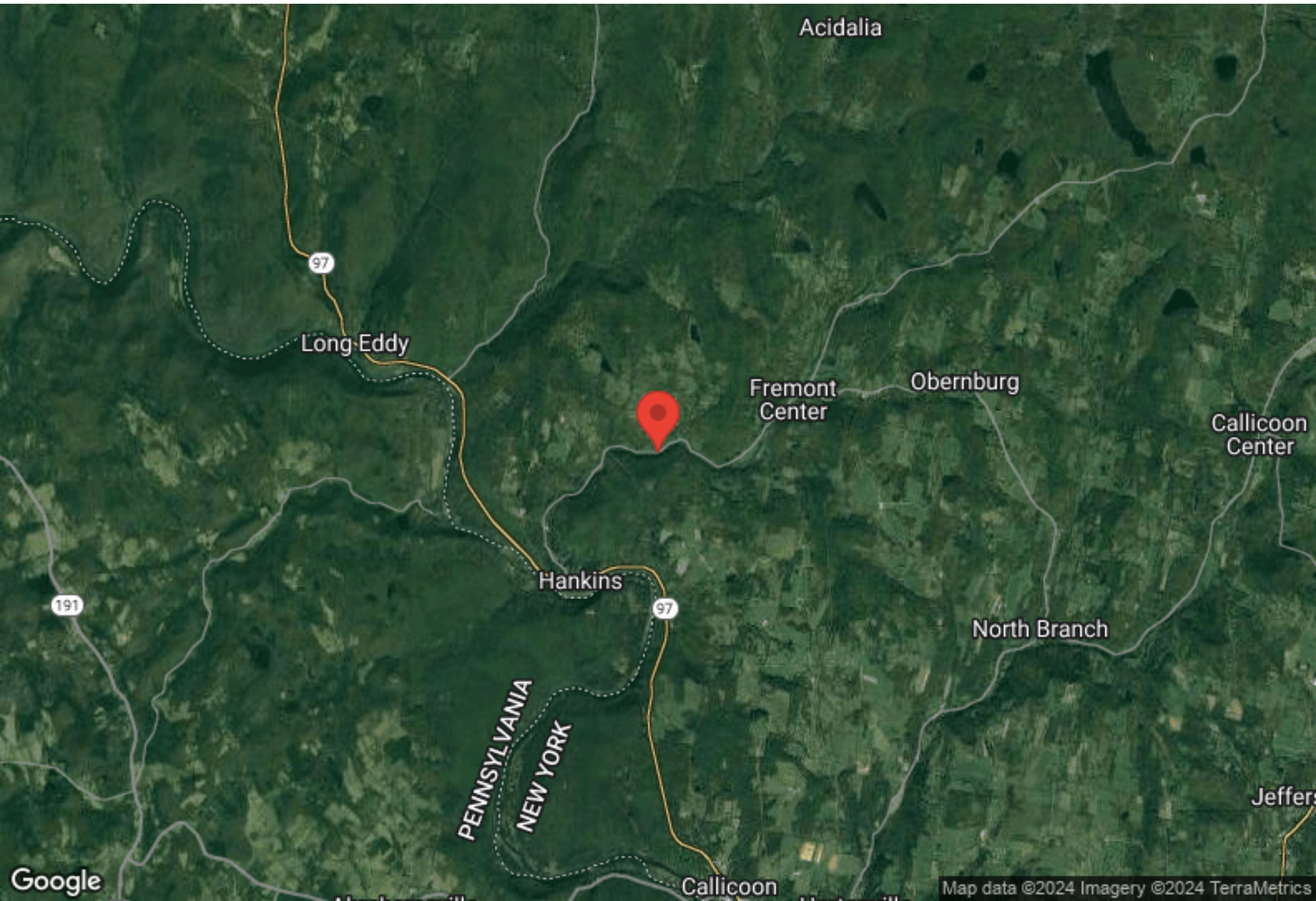
Riverside Remedies Pharmacy

Shell

The Kitchen Table Cafe

# REGIONAL MAP

COUNTY ROAD 94



Acidalia

97

Long Eddy

Fremont Center

Obernburg

Callicoon Center

Hankins

97

North Branch

PENNSYLVANIA  
NEW YORK

Jeffers

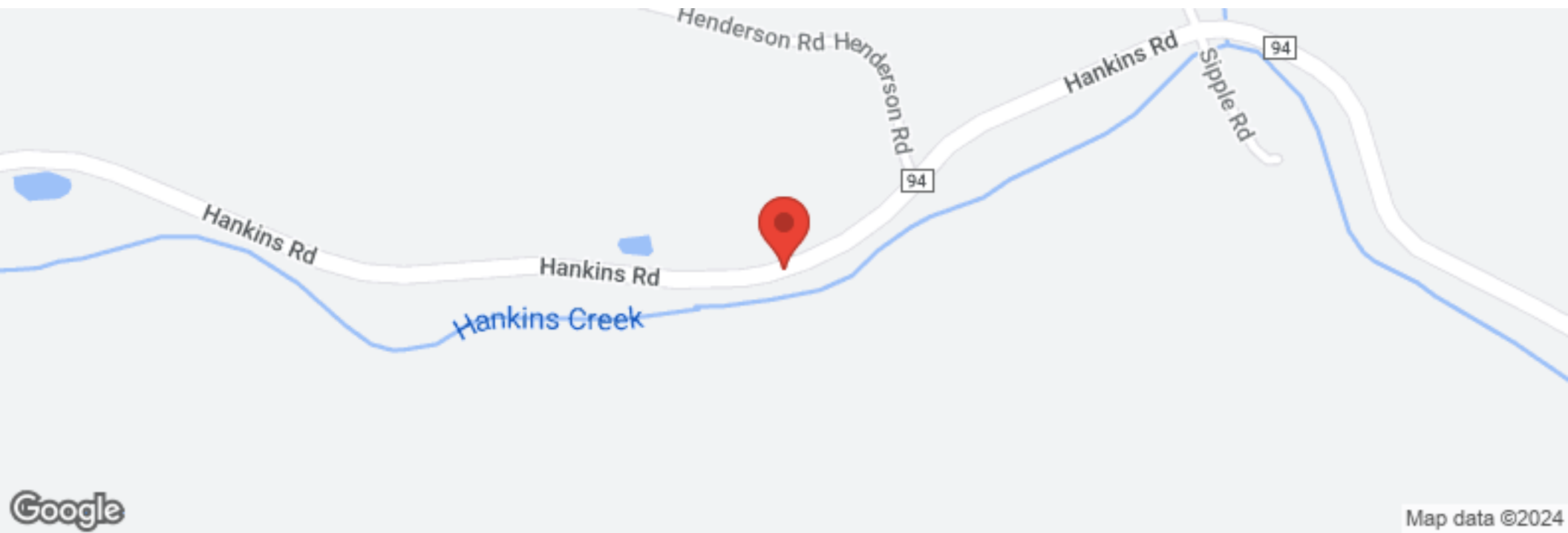
Callicoon

Google

Map data ©2024 Imagery ©2024 TerraMetrics

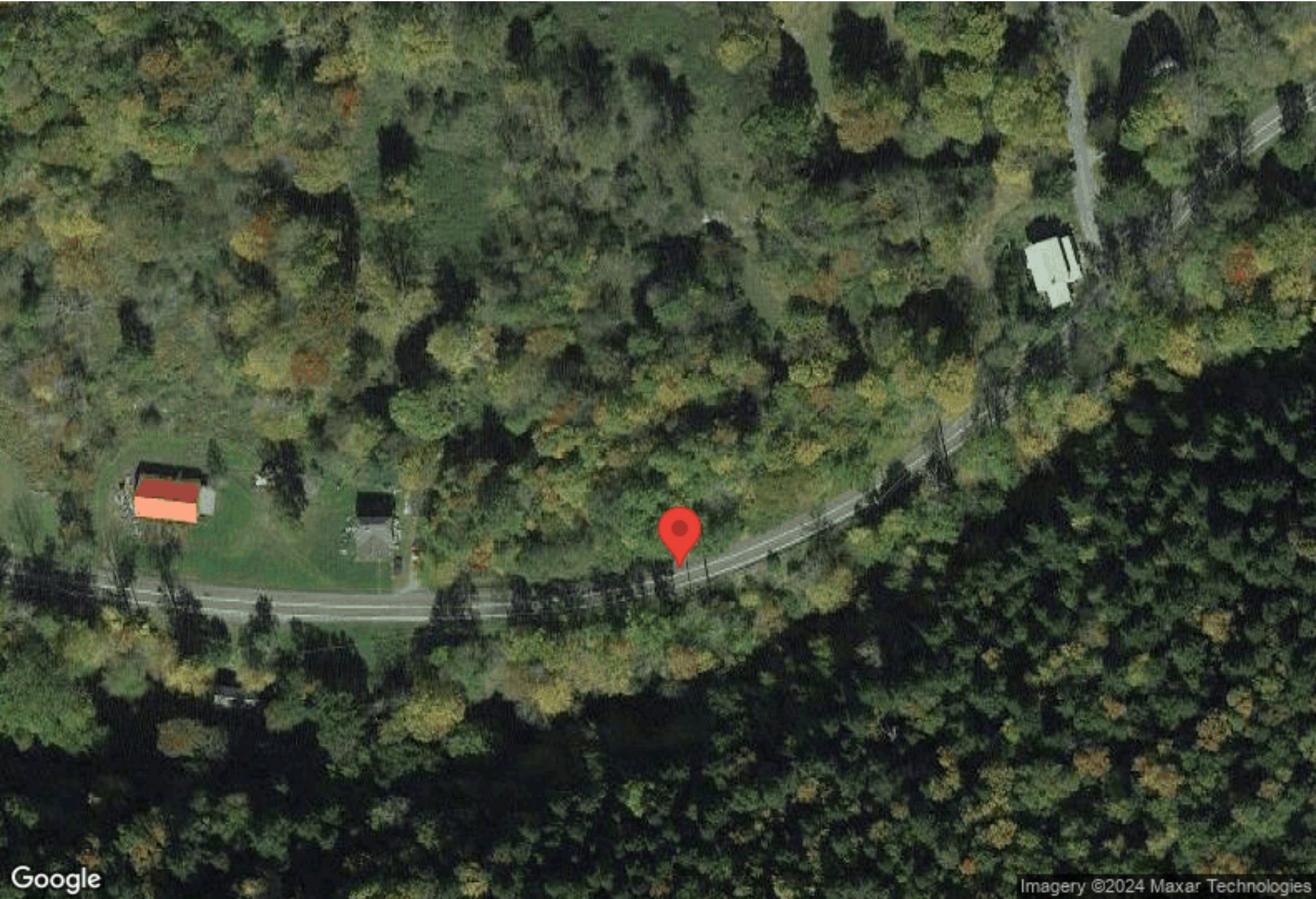
# LOCATION MAPS

COUNTY ROAD 94



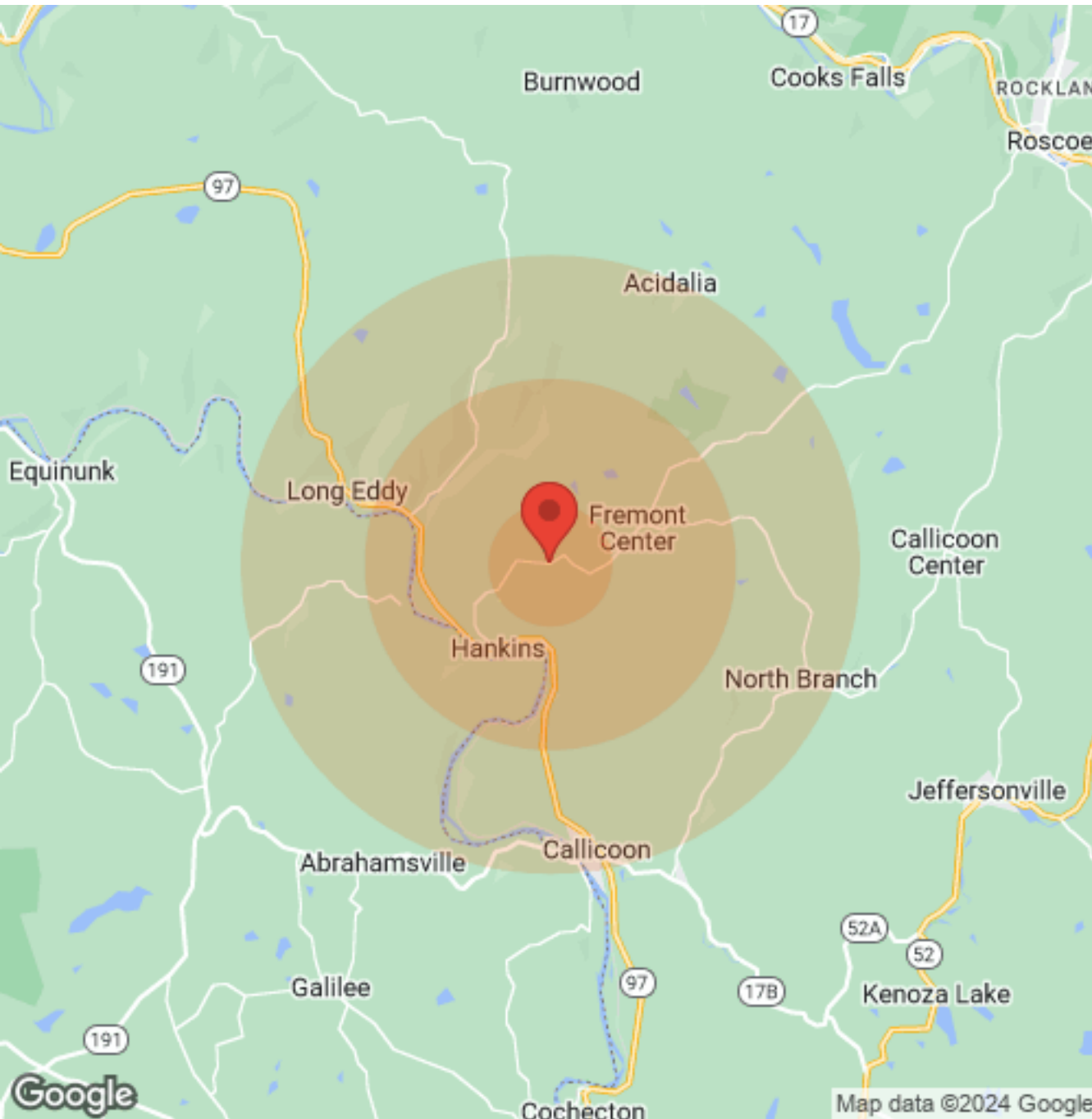


**AERIAL MAP**  
COUNTY ROAD 94



# DEMOGRAPHICS

COUNTY ROAD 94



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	1,221
Female	N/A	N/A	1,356
Total Population	N/A	N/A	2,577

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	404
Ages 15-24	N/A	N/A	303
Ages 25-54	N/A	N/A	1,038
Ages 55-64	N/A	N/A	318
Ages 65+	N/A	N/A	514

Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	2,128
Black	N/A	N/A	381
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	113
Multi-Racial	N/A	N/A	128

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$61,657
< \$15,000	N/A	N/A	68
\$15,000-\$24,999	N/A	N/A	116
\$25,000-\$34,999	N/A	N/A	70
\$35,000-\$49,999	N/A	N/A	129
\$50,000-\$74,999	N/A	N/A	302
\$75,000-\$99,999	N/A	N/A	137
\$100,000-\$149,999	N/A	N/A	119
\$150,000-\$199,999	N/A	N/A	25
> \$200,000	N/A	N/A	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	2,211
Occupied	N/A	N/A	1,165
Owner Occupied	N/A	N/A	903
Renter Occupied	N/A	N/A	262
Vacant	N/A	N/A	1,046

# DISCLAIMER

COUNTY ROAD 94



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