

OFFICE FOR SALE (PREVIOUSLY MEDICAL)

4 LINCOLN ROAD COMMERCIAL

4 LINCOLN ROAD, SOUTH FALLSBURG, NY 12779



FOR SALE

KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH DISTELBURGER

Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

Disclaimer

4 LINCOLN ROAD



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

4 LINCOLN ROAD



OFFERING SUMMARY

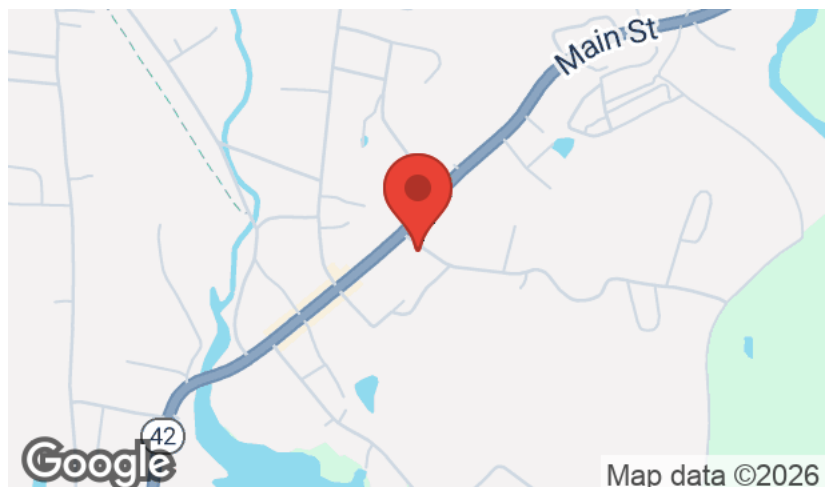
PRICE:	\$329000
BUILDING SF:	1396
PRICE / SF:	257
OCCUPANCY:	Vacant
FLOORS:	1
LOT SIZE:	.38
SIGNAGE:	Yes
YEAR BUILT:	1994
RENOVATED:	2015
BUILDING CLASS:	B
ZONING:	Hamlet Residential
PARKING:	Lot
PARKING RATIO:	11 Spaces

PROPERTY OVERVIEW

Excellent opportunity to own a well-maintained 30-year-old commercial building on a prominent corner lot with high visibility and 8,498 cars passing by daily. Located on the main road, this versatile property was fully renovated just 10 years ago and features a level 11-car parking lot for easy access and convenience.

The building was previously used as a medical office and has been lovingly cared for, making it ideal for continued medical use, general office space, or retail conversion. The layout offers flexibility for a variety of professional or business operations.

Zoning allows for multiple permitted uses including residential and multi-residential development.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: 4 Lincoln Road Commercial
Street Address: 4 Lincoln Road
City, State, Zip: S Fallsburg New York 12779
County: Sullivan
Cross Streets: Route 42

LOCATION OVERVIEW

South Fallsburg, NY, is a hamlet in the town of Fallsburg, nestled in the Catskill Mountains. It's known for its history as a popular vacation spot in the Borscht Belt, and for its current diverse population with a significant Orthodox Jewish community.

PROPERTY HIGHLIGHTS

- Corner Lot
- Well maintained building with limited deferred maintenance
- 11 lot parking lot
- Flexible zoning
- Municipal Services

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PROPERTY PHOTOS

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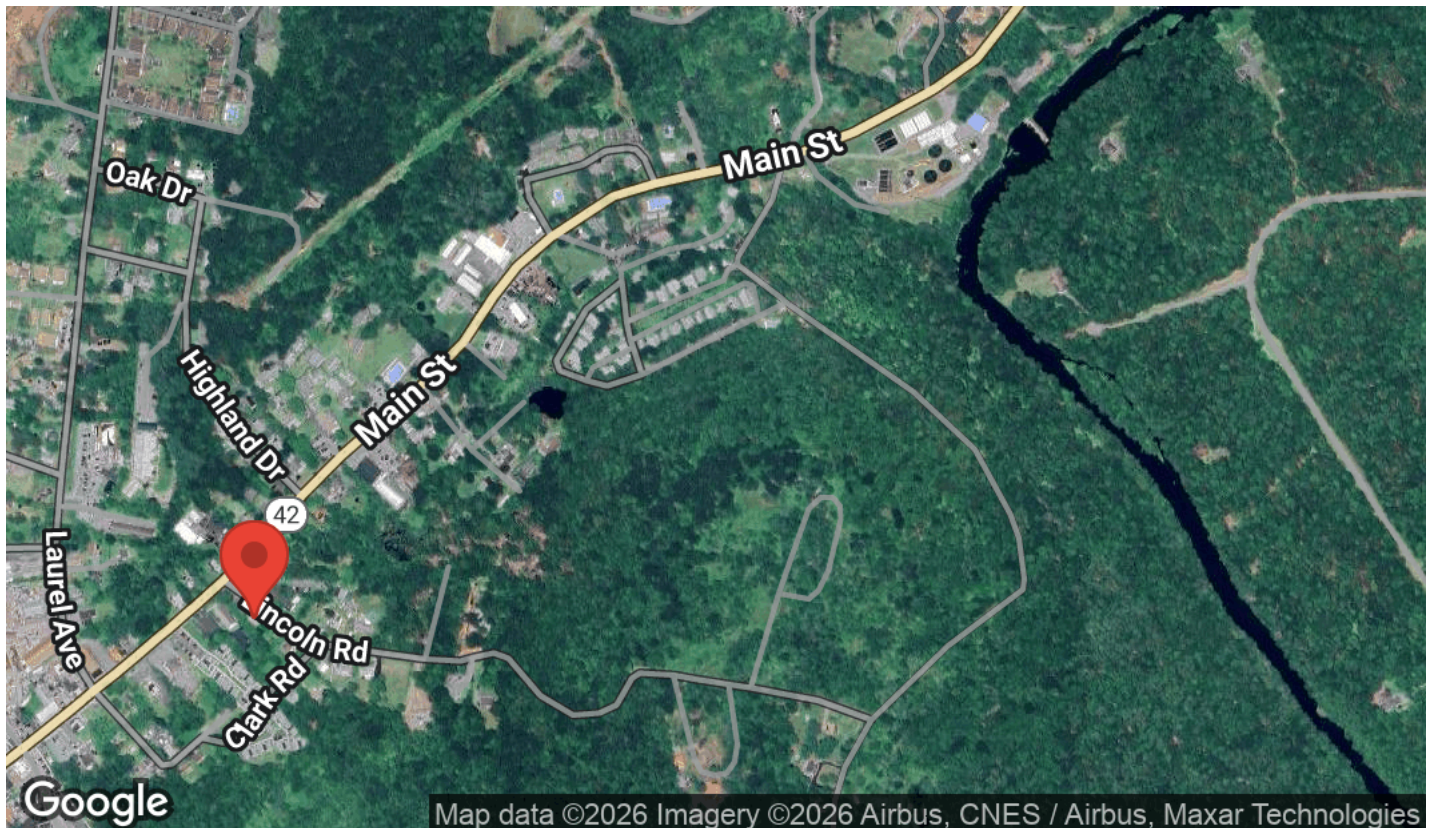
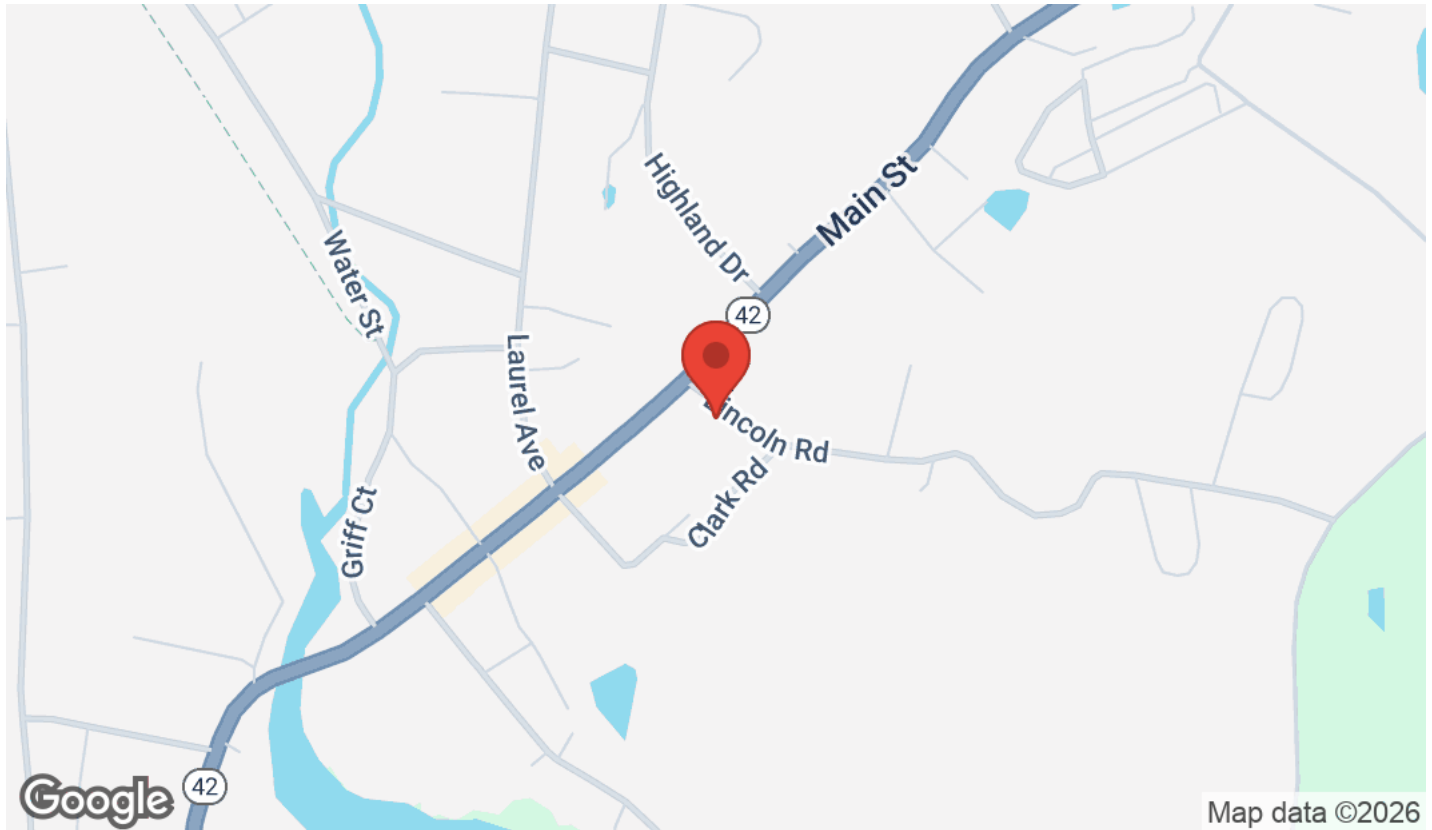


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LOCATION MAPS

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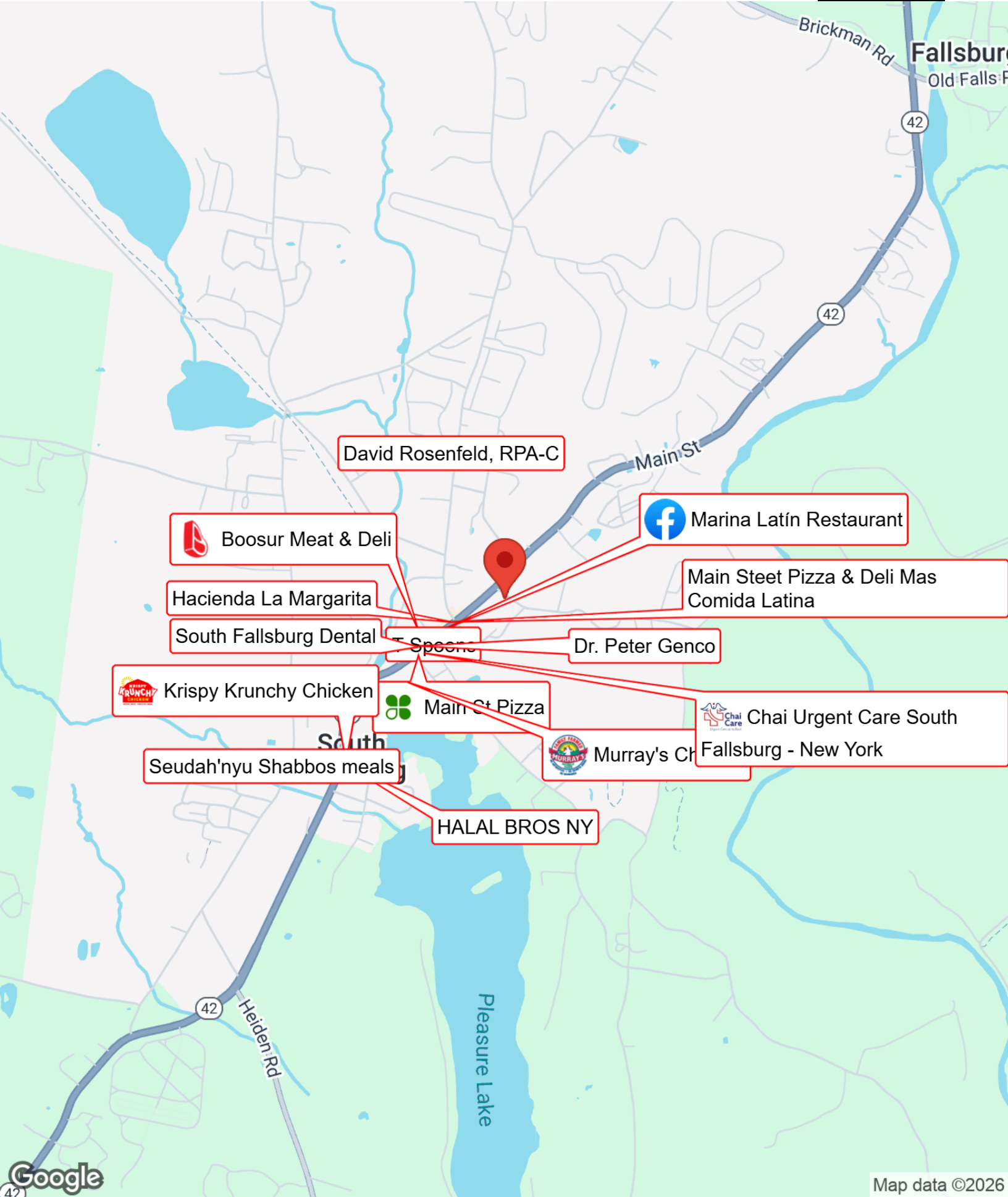


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BUSINESS MAP

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David Rosenfeld, RPA-C

 Boosur Meat & Deli

Hacienda La Margarita

South Fallsburg Dental

 Krispy Krunchy Chicken

Seudah'nyu Shabbos meals


 Main St Pizza

HALAL BROS NY

 Marina Latin Restaurant

Main Steet Pizza & Deli Mas Comida Latina

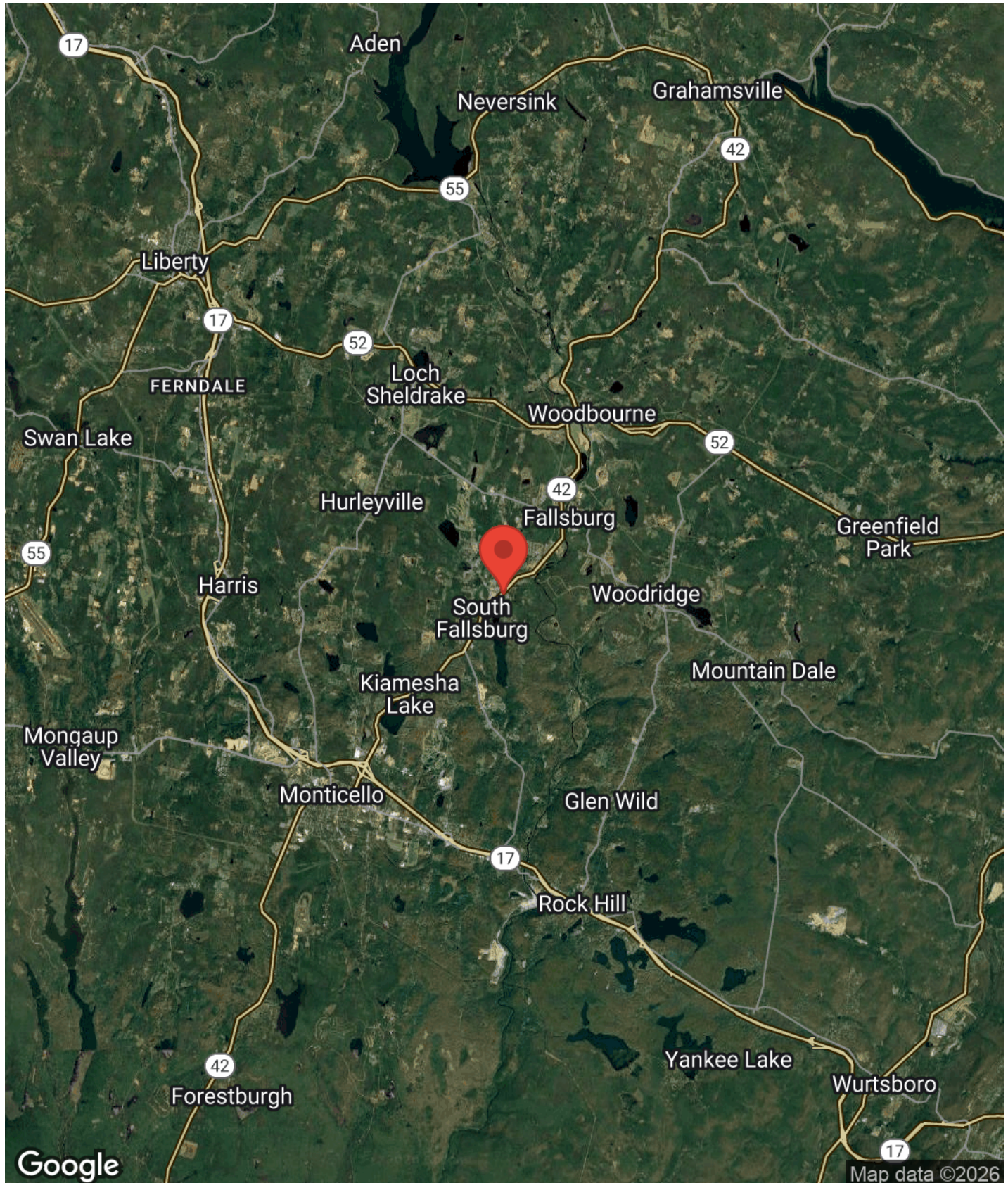
Dr. Peter Genco

 Chai Urgent Care South Fallsburg - New York

 Murray's Ch

REGIONAL MAP

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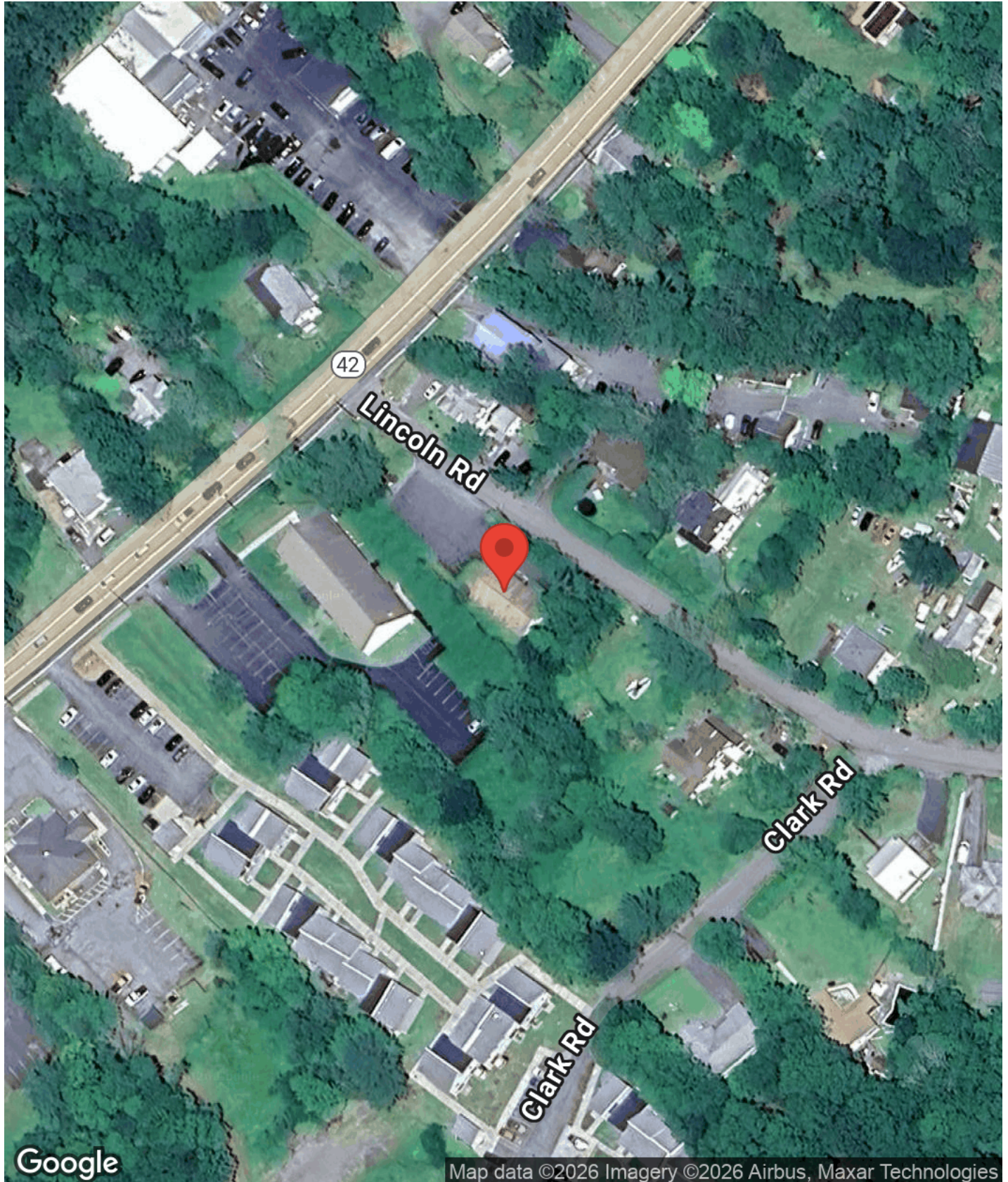


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AERIAL MAP

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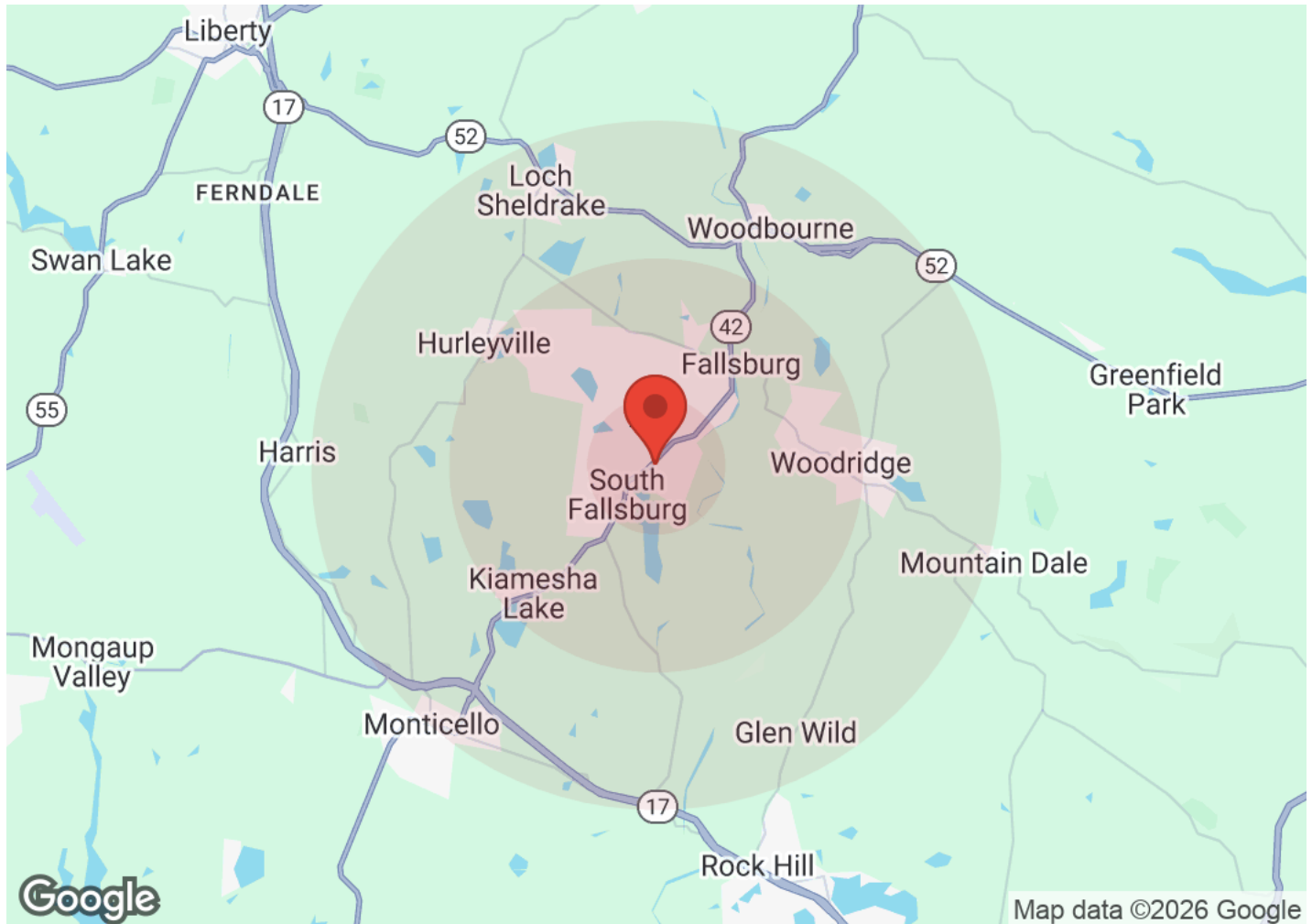


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,140	5,286	11,451	Median	\$52,711	\$59,375	\$60,449
Female	1,057	4,280	8,419	< \$15,000	71	330	851
Total Population	2,197	9,566	19,870	\$15,000-\$24,999	65	285	544
				\$25,000-\$34,999	79	321	630
				\$35,000-\$49,999	105	340	696
				\$50,000-\$74,999	104	496	1,026
				\$75,000-\$99,999	118	416	866
				\$100,000-\$149,999	79	436	834
				\$150,000-\$199,999	6	33	227
				> \$200,000	33	223	642
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	503	1,958	3,655	Total Units	1,107	5,037	10,833
Ages 15-24	383	1,431	2,827	Occupied	659	2,881	6,317
Ages 25-54	823	3,748	7,923	Owner Occupied	215	1,135	2,741
Ages 55-64	197	1,072	2,448	Renter Occupied	444	1,746	3,576
Ages 65+	292	1,357	3,014	Vacant	448	2,157	4,517
Race	1 Mile	3 Miles	5 Miles				
White	1,291	5,583	11,344				
Black	277	1,277	2,965				
Am In/AK Nat	2	8	20				
Hawaiian	N/A	N/A	N/A				
Hispanic	510	2,230	4,522				
Asian	50	227	505				
Multi-Racial	49	189	393				
Other	20	54	121				

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PROFESSIONAL BIO

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JOSEPH DISTELBURGER

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After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

KW Commercial - Central Valley
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