

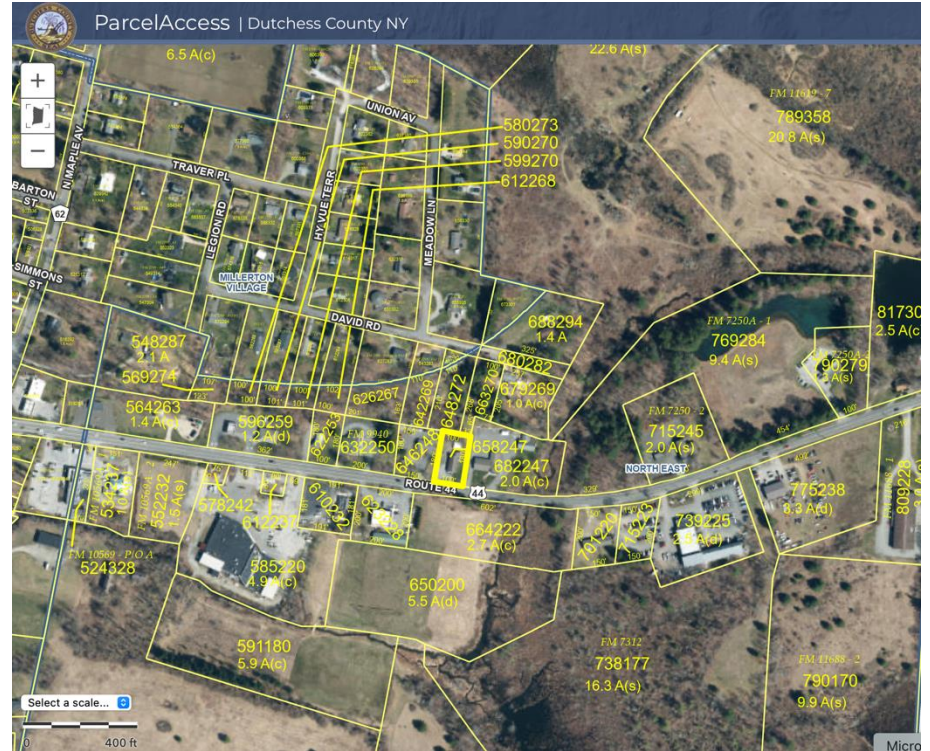
New England Dry Cleaners



149 Route 44, Millerton, New York
A Flexible Commercial Opportunity
With Many Options

Executive Summary

- Acquisition of a dry-cleaning plant and prime commercial real estate in Millerton, NY
- A 3-generation business with loyal customer base, poised for expansion with little competition
- Assets included: real estate, dry cleaning machinery and brand equity
- Positioned along Route 44, this property offers visibility, accessibility, and flexibility.
- Structured to support multiple strategies: operate, reposition, or hold.
- Located within a commercial corridor which is currently experiencing record investment with walkable village access.
- Immediate ROI: eliminate lease risk and secure a long-term asset
- Financial information for business available upon request



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Opportunity Overview

Neil Charles Real Estate is pleased to announce for sale New England Dry Cleaners, a cornerstone of the Millerton Community for 75 years, located at 149 Route 44, Millerton NY 12546.

This third generation, family-owned, turn-key business is fully-equipped and offers a rare opportunity to acquire a well-established operation with a loyal, long-standing customer base and a lot of opportunity for expansion. Prime location in a primary east-west corridor, providing high-visibility and easy accessibility, just moments from the NY-CT state line.

This offering is ideally suited for an entrepreneur seeking a stable, community-focused business with immediate cash flow and substantial long-term growth potential.



Option 1- Business + Real Estate (\$565,000)

- Turnkey acquisition of business + real estate
- Existing infrastructure & customer base
- Immediate continuity
- Immediate ROI with current business
- Expansion opportunity
 - Alterations
 - Commercial wash & fold services
 - Pick up and delivery
 - Leveraging of local SEO & marketing
- Business Financial Disclosures Available Upon Request



Dry Cleaning Competitive Landscape

Distance from New England Dry Cleaners

Northwest Cleaners - Distance 4.2 miles
345 Main St #2A, Lakeville, CT 06039

Thim's Custom Cleaners - Distance 17.7 miles
4 Washington Ave, Millbrook, NY 12545

Laramée's Cleaners - Distance 18.1 miles
34 Bridge St, Great Barrington, MA 01230

Eco Dry Cleaners - Distance 18.2 miles
165 Main St, Great Barrington, MA 01230

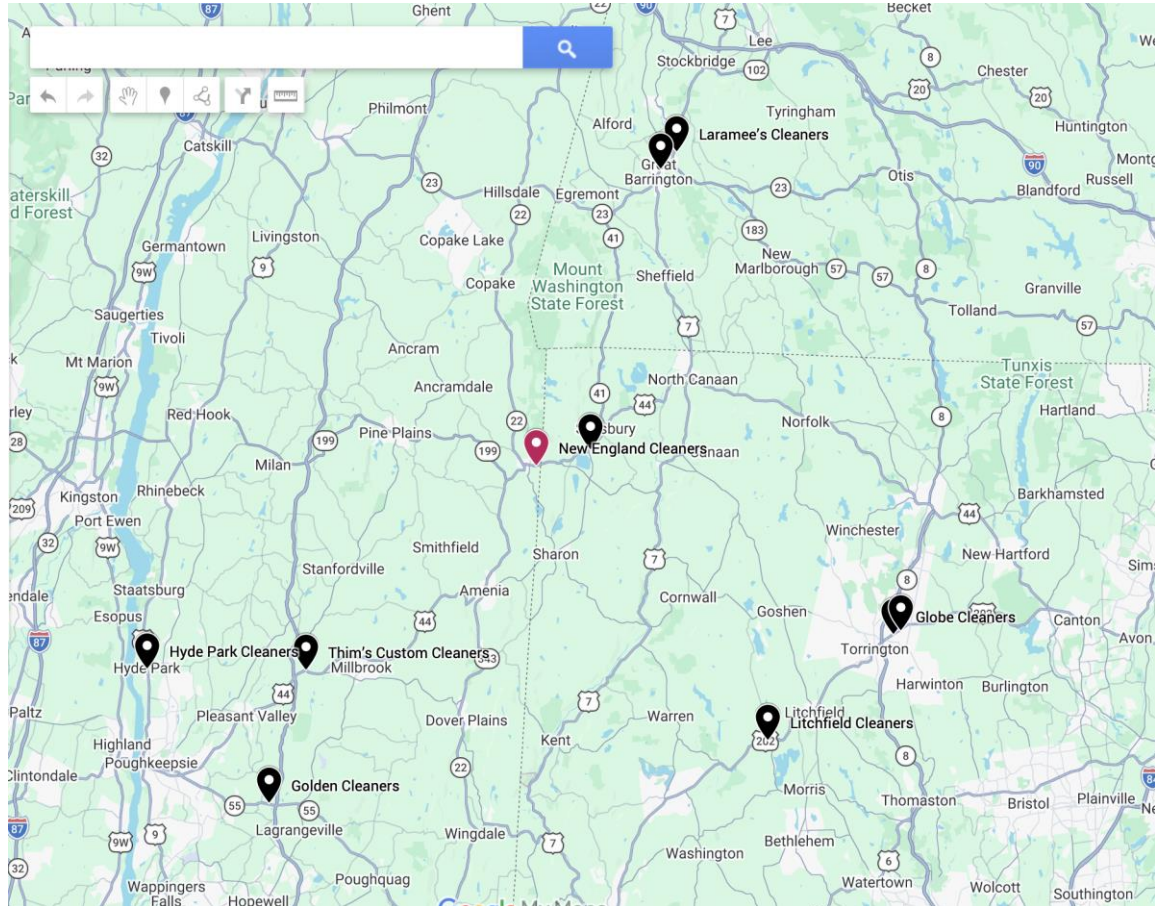
Litchfield Cleaners - Distance: 22.9 miles
Route 202 Litchfield, CT 06759

Golden Cleaners - Distance 24.7 miles
1141 Route 55, Ste D, Lagrangeville, NY 12540

Hyde Park Cleaners - Distance 25.1 miles
4287 Albany Post Rd, Hyde Park, NY 12538

Santoro Cleaners - Distance 28.5 miles
462 Torrington W. Street, Torrington, CT 06790

Globe Cleaners - Distance 28.9 miles
911 East Main Street, Torrington, CT 06790



Option 2- Real Estate Only (\$495,000)

- Acquire property independently
- Retail/service potential
- Repositioning opportunity
- Owner-user or investor
- Long-term upside



Real Estate Overview

- 2,034 SF main building
- 440 SF secondary structure
- 0.41 acres
- Built 1964 / 1968 respectively
- Parking for approximately 30 cars in parking lot and plenty of parking across the street
- Commercial zoning



Investment Perspective

- Operate
 - Reposition
 - Own & Occupy
 - Hold
-
- Flexible structure allows alignment with buyer strategy.



The Opportunity Offers Options

- This is not a single-use asset.
- It allows a buyer to choose the path that aligns with their objectives.



A Rare Opportunity to Expand a Multi Generational Business



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