BLUEBIRD
WINE & SPIRITS
5059 ROUTE 209
ACCORD, NY 12404

MIXED-USE BUILDING & BUSINESS
1,352 SQ FT | 0.25 ACRES

$700,000

Located Accord along highly visible US-209, this mixed-use offering includes both the real estate (retail and residential) and the established Bluebird Wine & Spirits business. With steady daily traffic and community presence, the property offers exceptional visibility, consistent income, and built-in goodwill. This is a rare opportunity to acquire a thriving,turnkey business along with the underlying real estate, in one of the area's most desirable corridors.

OFFERING OVERVIEW

Business
- Bluebird Wine & Spirits (est. 2020)
- Liquor store use at this location dates to the 1940s, demonstrating long-term commercial viability and established customer behavior patterns
- Strong local customer base plus weekend/seasonal traffic
- Existing NYS liquor license (subject to standard approval of new owner application)
- Inventory to be purchased separately per NYSLA guidelines

Real Estate
Ground Floor:
- Retail space currently configured as two separate storefront units with individual entrances
- Opportunity to combine spaces and significantly expand primary retail footprint
- Dual retail use subject to municipal approval
- Full basement for storage

Second Floor:
- Studio apartment with private deck overlooking Rondout Creek
- Delivered vacant at closing
- Income-producing potential or owner-operator flexibility

Capital Improvements
- New roof (2023)
- New water heater (2024)
- Wood flooring in secondary retail space (2022)
- Updates to residential unit (2021)

Growth Catalysts
- The Granary redevelopment (hotel / restaurant / community hub) in Accord
- 1 Hotels & Homes project approximately 15 minutes away in Rosendale
- Continued strength of Hudson Valley second-home and hospitality market

Investment Thesis
- Stable, necessity-based retail category
- Decades-long established use
- Built-in goodwill and repeat customer base
- Real estate + operating business in single transaction
- Retail expansion or income diversification potential
- Residential unit adds flexibility and additional yield

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