



## 3 Hamilton Rd

3 Hamilton Rd, Pine Bush, NY 12566



### Joseph Krumpfer

Broker - Owner

Krumpfer Realty Group, LLC

342 Lake Shore South, Montague, NJ

C: 973-903-8979 | O: 845-558-0075

JKrumpfer@gmail.com



### Wendy Lupinski-Beck

Licensed Realtor, CBR

Krumpfer Realty Group, LLC

342 Lake Shore South, Montague, NJ

C: 845-551-8156 | O: 845-558-0075

Wendy.Beck8156@gmail.com

# 3 HAMILTON ROAD, PINE BUSH, NY 12566

## Highlights:

- **Location, Location, Location:** Unmatched Corner Visibility! Positioned at a heavily traveled four-way “Stop” intersection, this deli/convenience store offers absolute, unavoidable exposure. No matter which direction traffic flows, drivers must stop - and see it. This is a true hard corner location that anchors the intersection, where visibility isn’t just strong - it’s guaranteed! Serving as a key connector to Route 17, Route 52, and Route 302, the property captures consistent daily traffic from commuters, local residents, and pass-through customers alike.
- **Turn-Key Profitable Business & Real Estate Package:** This exceptionally profitable store has been serving the community for over 100 years (current owner; 19 years with multiple income streams including breakfasts, lunches, convenience store staples, Lotto, ATM, propane exchange, and beer sales). Sale includes the **Business, Equipment, Inventory, and Real Estate** - - - Everything!
  - **Net Operating Income:**           **\$137,750**
  - **Property Value:**                   **\$377,664**
- **Potential Growth Ideas:**
  - The current owner acknowledges growth potential if new owner implements Daily Specials and/or Bundles, Online Ordering/Pickup, Expanded Products, Limited Menu on Door Dash, Social Media Advertising/Marketing, etc.
  - Building Renovation/Modernization: The location can’t help but make money. Some renovations/modernization would enhance the patrons’ experience.
  - Building Expansion: The space constraints limit dining, shelving, etc. Future expansion could greatly increase the already thriving business.

**NOTE: Records available with NDA upon site visit.**



<b>Beds</b> N/A	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>MLS List Price</b> \$551,000	<b>Sale Date</b> 03/30/2007
<b>Bldg Sq Ft</b> 1,190	<b>Lot Sq Ft</b> 28,750	<b>MLS Yr Built</b> 1940	<b>Type</b> COM'L BLDG	

**OWNER INFORMATION**

Owner Name	Magilla Corp	Tax Billing Zip+4	0081
Tax Billing Address	Po Box 81	Owner Occupied	No
Tax Billing City & State	Burlingham, NY	Ownership Right Vesting	Corporation
Tax Billing Zip	12722		

**LOCATION INFORMATION**

City/Town	Mamakating	Section	13
School District	Pine Bush	Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Zip Code Property	12722	Flood Zone Panel	36105C0659F
Census Tract	9512.01	Flood Zone Date	02/18/2011
Zoning	C		

**TAX INFORMATION**

Tax ID	484089.013.000-0003-001.000/0000	Lot	1
SWIS	484089	% Improved	65%
Block	3		
Legal Description	258 ROAD FRONT	Annual Tax	\$4,456
APN	<a href="#">4089-013-0-0003-001-000</a>	County/Township Tax	\$1,637
Parcel ID	484089013 0003001000	School Tax	\$2,820
Tax Year	2025		
Total Tax, Less Exemptions, Plus Relevy	\$4,456		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$68,500	\$68,500	\$74,900
Assessed Value - Land	\$24,200	\$24,200	\$24,200
Assessed Value - Improved	\$44,300	\$44,300	\$50,700
YOY Assessed Change (\$)	\$0	-\$6,400	
YOY Assessed Change (%)	0%	-8.54%	
Market Value - Total	\$190,300	\$182,667	\$164,615
Gross Tax Amount	\$4,456		
Tax Year	*Total Tax	Change (\$)	Change (%)
2023	\$4,660		
2024	\$4,456	-\$204	-4.38%
2025	\$4,456	\$0	0%

\*Indicates amount includes exemptions and/or re-leveys

**CHARACTERISTICS**

Property Class	1-Story Small Struct	Construction Grade	Average
Land Use -CoreLogic	Commercial Building	Water	Individual
Lot Frontage	10	Sewer	Individual
Lot Depth	160	Porch	Covered Porch
Lot Acres	0.66	Year Built	MLS: 1940
Lot St Ft	28,750	Porch 1 Area	110
Building Sq Ft	1,190	State Use Description	1-Story Small Struct-484

**FEATURES**

Feature Type	Size/Qty	Year Built
Covered Porch	110	1940

Building Description  
D08

Building Size  
1,190

**SELL SCORE**

Rating	N/A	Value As Of	N/A
Sell Score	N/A		

**LISTING INFORMATION**

MLS Listing Number	<a href="#">929692</a>	Days on Market	74
MLS Status	Active	Original Listing Price	\$551,000
MLS Area	MAMAKATING	Listing Agent Name	49129-Joseph Krumpfer
Current Listing Price	\$551,000	Listing Broker Name	KRUMPFER REALTY GROUP, LLC

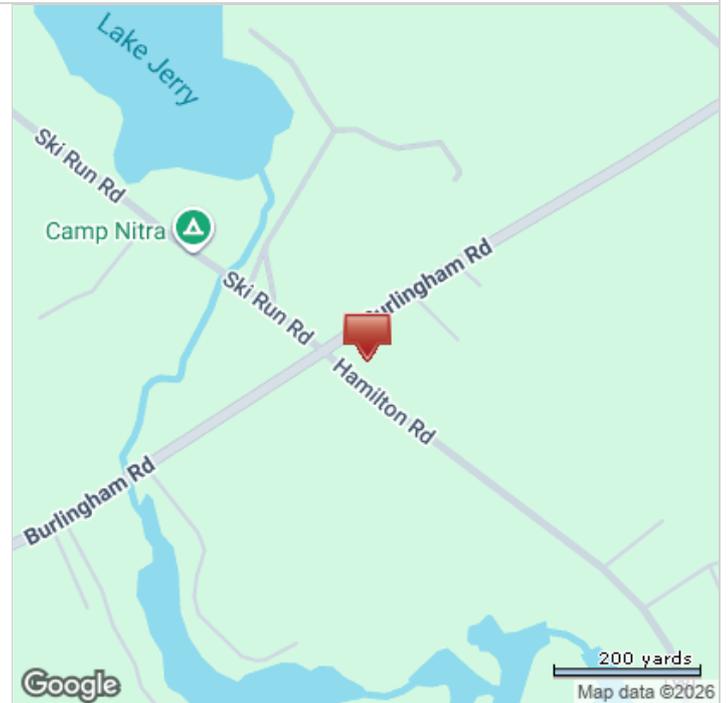
MLS Listing #	830683	H6279317	H468931	H342058
MLS Listing Date	03/03/2025	11/29/2023	06/08/2009	02/04/2004
MLS Status	Expired	Expired	Expired	Expired

**LAST MARKET SALE & SALES HISTORY**

Recording Date	04/13/2007	Deed Type	Deed (Reg)
Settle Date	03/30/2007	Owner Name	Magilla Corp
Sale Price	\$265,000	Seller	Nafm Inc
Document Number	3318-456	Price Per Square Feet	\$222.69

Recording Date	08/29/2007	04/13/2007	08/17/2004
Sale/Settlement Date	03/30/2007	03/30/2007	08/04/2004
Sale Price		\$265,000	\$135,000
Buyer Name	Magilla Corp	Magilla Corp	Nafm Realty Inc
Seller Name	Nafm Realty Inc	Nafm Inc	Vizethann Gail W
Document Number	3382-296	3318-456	2819-636
Document Type	Correction Deed	Deed (Reg)	Deed (Reg)

**PROPERTY MAP**



\*Lot Dimensions are Estimated



