

Cross Property IDX Full w/Contact



MLS#: **6309427** Active List Price: **\$6,900,000**
 Addr: **102 Cimarron Road**
 PO: **Monticello** County: **Sullivan County**
 City/Town: **Thompson** Zip: **12701-3328**
 Village: **None** Hamlet/Loc:

P Type: **Retail** Type: **Vehicle Related**
 Tran Type: **Sale** Complex:
 Bldg Size: **17,000** Levels: Sqft/Av Spc: **17,000**
 Lot Size: **4.69 Acres** Zoning: **HC-2**
 Bus Name: **Rea Ford**
 Bus Desc: **Auto dealer/parts/service**

Type Of Unit:
 Current Use: Permit Use: **Auto Sales, Business, Light Industrial, Mixed, Office, Retail, Warehouse**

Building Class:	Invest Prop?:	Contract Type:	ERS	# Ttl Units:
Elevator:	Sprinkler:	Weekend Svc:		# Res Units:
Ceiling Height:	Grs Lse Area:	Yr Blt:	1970 / Actual	Yr Renovated:
Elec Co: NYSEG	Floor Num:	Elec Amps:		# Bldgs: 1
Elevator Type:		Elec Phase:	Three Phase	# Docks:
Parking: 4+ Car Attached, Garage Parking, Lot Parking		Elec Volts:		# Dv/Grd Drs: 2
Traffic Count:		Ovrhd Dr Hgt:	14	# Drv In Drs:

Tax ID#:	4689-031-0-0001-074-000	Assum Mort:		Tot Inc Yr:
Tax:	\$20,756	Assmt:		Tot Exp Yr:
Cap Rate:		Ann Bus Inc:		Ann Rent Inc:
	Tax Year: 2023			
	Grs Rent Mult:			

Inc/Exp Info:	Eff Gross Inc:	Grs Op Inc:	Financial Year:
Debt Info:	Loan Info:	Net Op Inc:	Net Op Inc:
Pre-Tax Csh Flw:	Due In:	Interest Rate:	Ann Debt Svc:
Amortized Over:	Net Lse Invest:	Down Paymnt:	Occupancy:
Tenancy:	Price Confid:	Prp On Grd Ls:	Parking Ratio:
Utilities:			

Amenities:
 Includes:
 Excludes:
 Heat Zones/Type: **Base Board, Forced Air, Hot Water, See Remarks** Fuel: **Coal, Oil Above Ground, Other/See Remarks**
 A/C: **Central** Water: **Drilled Well**
 Garbage: Sewer: **Septic**
 Plumbing: Hotwater: **See Remarks**
 Construction:
 Lot Description: **Level** Gas Avail:

Remarks
Location, location, location... with room to GROW! Strategically positioned, well-respected auto sales and service business in the Sullivan County Catskills is now available on the open market. This very active Ford - Lincoln dealership has a bustling service and parts department and a large customer base. Opportunity is knocking and this is music to any auto dealer's ears! Potential is unsurpassed! Super high visibility, high traffic, and easy accessibility to the highway with east-bound and west-bound ramps just a few seconds away, this is a location that can't be beat! Dealership and signage are extremely visible sitting up high and mighty and fronting I-86/ NYS Route 17 with 440+ feet of exposure. 17,000 SF steel frame building offers large showroom, huge service area, 2 overhead doors, 7 lifts, large parts room, multiple offices, break station, storage and 3 restrooms. With over 4 acres, there is potential for additional square footage and increased parking. Tremendous coverage area for sales and service with no one else in the county. With an impeccable reputation, many years in the industry, and this amazing location, this is something you can bank on. Catskill Resorts Casino, Kartrite Water Park is around the corner, gas station/ convenience store at the exit, auto/ truck sales across the highway, the exclusive Monticello Motor Club is a 10-minute drive and Monticello business district is moments away. Bethel Woods Center for the Arts and a vibrant tourism influx year after year is the icing on the cake. 90 miles to NYC. Will work with buyer for a smooth transition. Inventory and franchise is not included in the asking price, and please do not contact business directly.

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