

90 Sullivan St, Wurtsboro, NY 12790-8226, Sullivan County 📍 Expired Listing

APN: 4003-106-0-0015-001-000 CLIP: 3734895404



MLS Beds 1	MLS Full Baths 1	Half Baths N/A	Sale Price \$850,000	Sale Date 11/05/2021
MLS Sq Ft 7,076	Lot Sq Ft 23,087	MLS Yr Built 1978	Type HOTEL	

OWNER INFORMATION

Owner Name	90 Sullivan LLC	Tax Billing Zip+4	7112
Owner Name 2		Owner Vesting	
Tax Billing Address	40 Catskill High Rail	Owner Occupied	No
Tax Billing City & State	Monroe, NY	Ownership Right Vesting	Corporation
Tax Billing Zip	10950		

LOCATION INFORMATION

City/Town	Mamakating	Zoning	C1
Village	WURTSBORO	Section	106
School District	Monticello	Condo Floor	
Zip Code Property	12790	Location Influence	
Census Tract	9512.01	Waterfront Influence	
Tract Number		Most hazardous flood zone within 250 feet - See Flood Map tab for more info	X
Carrier Route	R777	Flood Zone Panel	36105C0653F
Subdivision	Wurtsboro	Flood Zone Date	02/18/2011

TAX INFORMATION

Tax ID	484003.106.000-0015-001.000/0000	Lot	1
SWIS	484003	% Improved	92%
Block	15		
Legal Description	LTS 7,9&11 & P/O 8,10&12		
APN	4003-106-0-0015-001-000	Total Tax, Less Exemptions, Plus Relevy	\$17,806
Parcel ID	484003106 0015001000	Annual Tax	\$14,623
Exemption(s)			

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$225,500	\$225,500	\$225,500
Assessed Value - Land	\$18,700	\$18,700	\$18,700
Assessed Value - Improved	\$206,800	\$206,800	\$206,800
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$601,333	\$495,604	\$382,203
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Gross Tax Amount	\$14,623		
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$13,966		
2023	\$14,276	\$311	2.22%
2024	\$14,623	\$347	2.43%

CHARACTERISTICS

Property Class	Inn/Lodge/Boarding House	Garage Type	
Land Use -CoreLogic	Hotel	Garage Capacity	
Lot Frontage	150	Garage Sq Ft	
Lot Depth	155	Roof Type	
Lot Acres	0.53	Roof Material	
Lot St Ft	23,087	Roof Frame	
Lot Shape		Roof Shape	

Basement Type		Construction	
Style		Interior Wall	
Building Sq Ft	7,076	Exterior	
Building Width		Floor Cover	
Building Depth		Foundation	
Stories	MLS: 2	Pool	
Construction Grade	Average	Pool Size	
Quality		Year Built	MLS: 1978
Total Units		Effective Year Built	
Total Rooms		Topography	
Bedrooms	MLS: 1	Other Impvs	
Full Baths	MLS: 1	Other Rooms	
Half Baths		Heat Fuel Type	
MLS Total Baths	1	Ground Floor Area	
Bath Fixtures		2nd Floor Area	
Fireplaces		Above Gnd Sq Ft	
Condo Amenities		Area Above 3rd Floor	
Water	Commercial	Area of Recreation Room	
Sewer	Individual	Finished Basement Area	
Cooling Type		Porch 1 Area	360
Heat Type		Patio/Deck 2 Area	276
Porch	Covered Porch	State Use Description	Inn/Lodge/Boarding House-418
Patio Type			

FEATURES		
Feature Type	Size/Qty	Year Built
Fence-Stockade	576	2000
Shed-Galv Steel	2,400	1999
Covered Porch	360	1977
Enclosed Porch	276	1999
Covered Upper Porch	264	1977

Building Description	Building Size
B04	2,700
C01	3,300
Z98	1,076

SELL SCORE	
Rating	Value As Of
Sell Score	2024-11-10 04:39:20

ESTIMATED VALUE	
RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	6301528	Original Listing Price	\$875
MLS Status	Expired	Closing Price	
MLS Area		Closing Date	
Current Listing Price	\$875	Listing Agent Name	37429-Robert B Donnelly
Days on Market	2	Listing Broker Name	KELLER WILLIAMS VALLEY REALTY

MLS Listing #	6252223	6246161	6244081	6225131	6184501
MLS Listing Date	06/01/2023	05/31/2023	04/19/2023	12/30/2022	05/10/2022
MLS Sale Date	08/01/2023	06/15/2023	05/29/2023	03/02/2023	06/12/2022
MLS Listing Close Price	\$1,395	\$1,000	\$875	\$1,050	\$950
MLS Status	Rented	Rented	Rented	Rented	Rented

MLS Listing #	6175152	6168736	6167713
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MLS Listing Date	03/29/2022	02/26/2022	02/21/2022
MLS Sale Date	07/01/2022	03/15/2022	
MLS Listing Close Price	\$850	\$1,000	
MLS Status	Rented	Rented	Expired

LAST MARKET SALE & SALES HISTORY

Recording Date	11/29/2021	Owner Name	90 Sullivan LLC
Settle Date	11/05/2021	Owner Name 2	
Sale Price	\$850,000	Seller	90 Sullivan Street LLC
Document Number	12020	Price Per Square Feet	\$120.12
Deed Type	Bargain & Sale Deed		

Recording Date	11/29/2021	10/06/2010	06/28/1991	
Sale/Settlement Date	11/05/2021	09/17/2010	05/30/1991	01/21/1981
Sale Price	\$850,000	\$29,398	\$170,000	\$15,000
Nominal				
Buyer Name	90 Sullivan LLC	90 Sullivan Street LLC	J & J Real Estate Management Corp	
Seller Name	90 Sullivan Street LLC	Village Of Wurtsboro		
Document Number	12020	58654	1529-617	991-9
Document Type	Bargain & Sale Deed	Deed (Reg)	Bargain & Sale Deed	Deed (Reg)

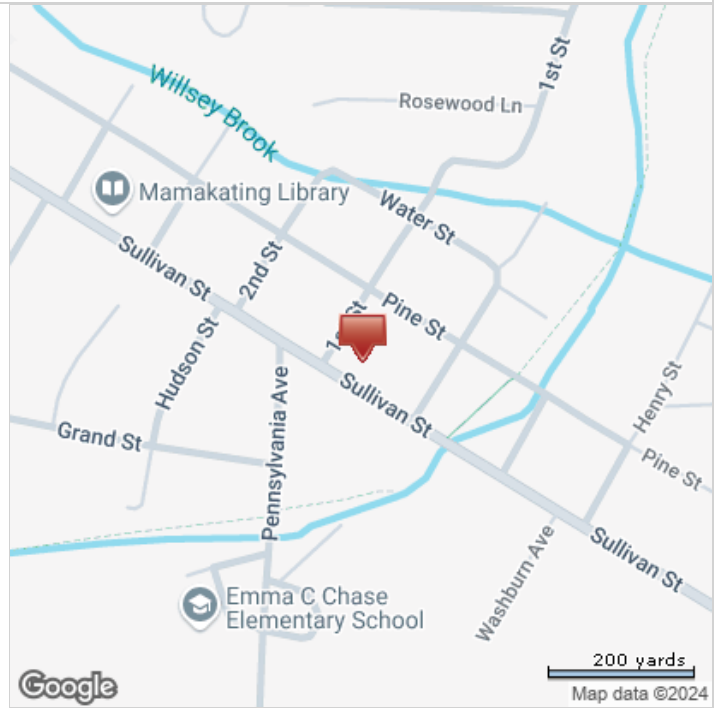
MORTGAGE HISTORY

Mortgage Date	11/29/2021
Mortgage Amount	\$637,500
Mortgage Lender	* Other Institutional Lenders
Mortgage Code	Conventional
Borrower Name	90 Sullivan LLC
Borrower Name 2	
Mortgage Int Rate	
Mortgage Type	Resale
Mortgage Term	20
Mortgage Int Rate Type	

FORECLOSURE HISTORY

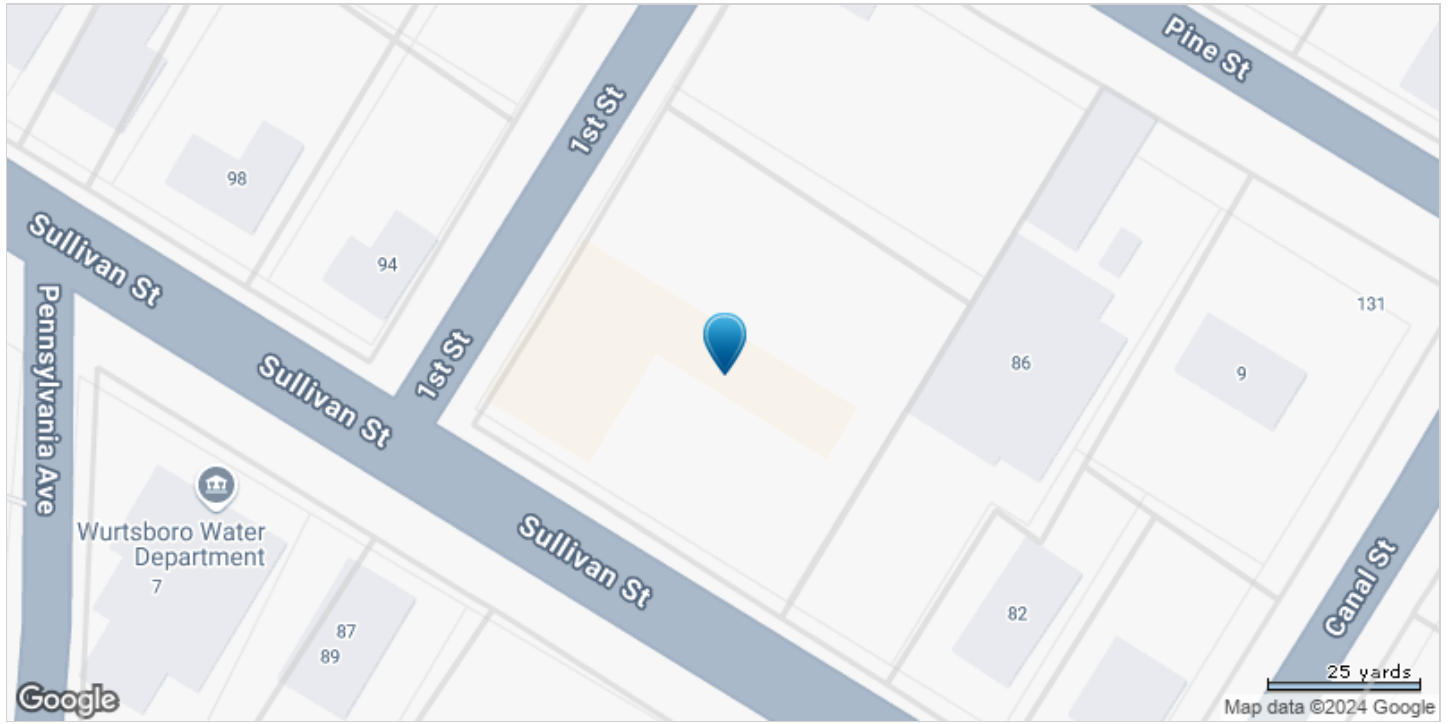
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



*Lot Dimensions are Estimated





SEARCH CRITERIA			
Number of Comparables		Distressed Sales	Include All Tax Sales
Sort Method	Distance From Subject (Closest)	Geographic Boundary	No Preference
Pool	Without Pool	Site Influence	No Preference
Distance from Subject	5 miles	Date Type	Recording Date
Sale Price		Search Period	04/23/2017 - 04/23/2019
Year Built		Living/Building Area	500 - 10,000 Sq Ft
Bedrooms		Lot Area	0 - 46,174 Sq Ft
Bathrooms		Style	
Stories		Land Use	Same As Subject

SUMMARY STATISTICS	
Sale Price	\$850,000
MLS Sale Price	
Price Per Sq Ft	\$120.12
Building Sq Ft	7,076
Bedrooms	
Total Baths	
Stories	
Days on Market	2
Distance (miles)	
Year Built	
Total Assessment	\$225,500
Assessed Value Ratio	
RealAVM™(1)	
Value Projected by Assessment	
Value Projected by Sq Ft	

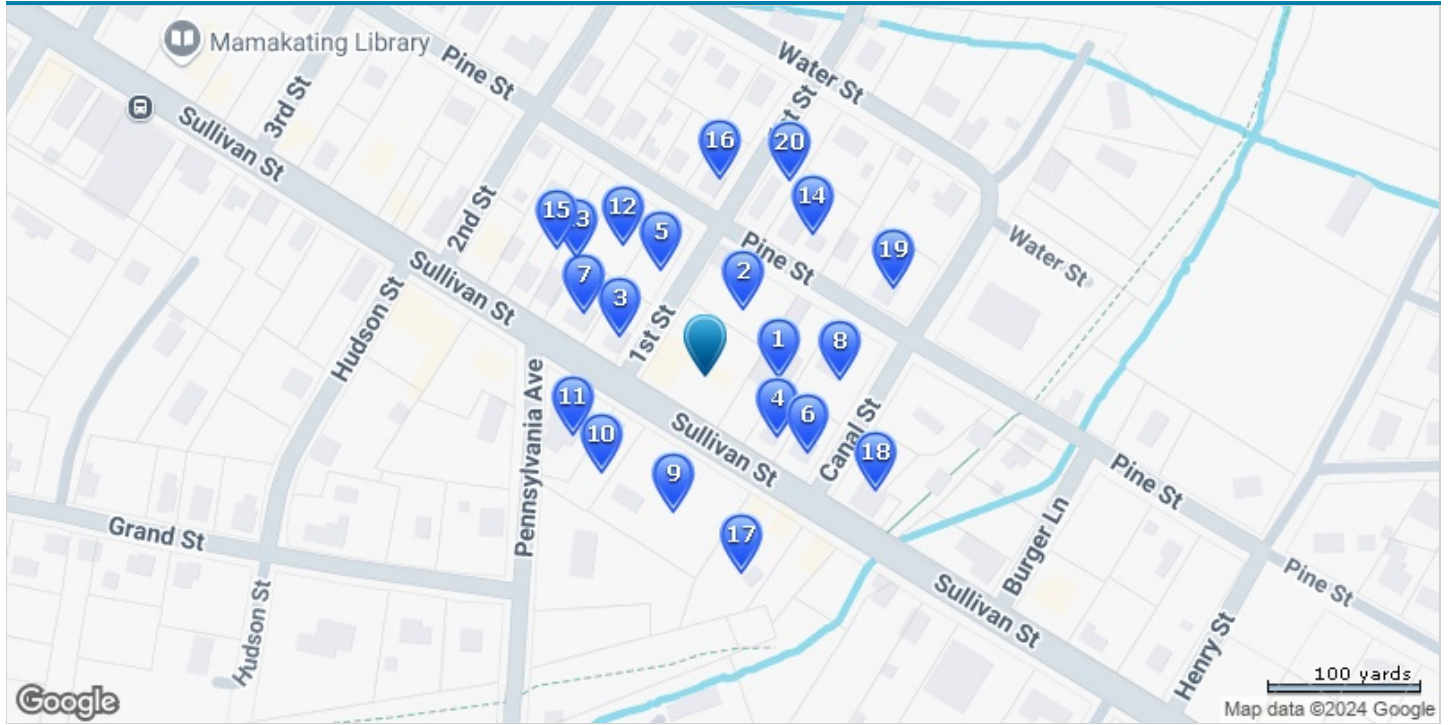
(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.











APN	4003-106-0-0015-001-000
Address	
Zip Code Property	12790
City/Town	Mamakating
City	Wurtsboro
County	Sullivan
Sales Date	11/05/2021
MLS Sale Date	
Sale Price	\$850,000
MLS Sale Price	
Building Sq Ft	7,076
Price Per Sq Ft	\$120.12
Style	
Stories	
Year Built	
Total Rooms	
Bedrooms	
Bathrooms (Total)	
Bathrooms (Full)	
Bathrooms (Half)	
Fireplaces	
Exterior	
Garage Type	
Garage Capacity	0
Pool	
Effective Year Built	
Water	Commercial
Sewer	Individual
Heat Type	
Cooling Type	
Lot Frontage	150
Lot Depth	155
Lot Acres	0.53
Lot St Ft	23,087
Land Use -CoreLogic	Hotel
Waterfront Influence	
Annual Tax	\$14,623
Construction Grade	Average
School District Code	484601
Subdivision	Wurtsboro
Zoning	C-1
Distance (miles)	
MLS Listing #	6301528





90 Sullivan St, Wurtsboro, NY 12790-8226, Sullivan County





APN: 4003-106-0-0015-001-000 CLIP: 3734895404











NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	90 Sullivan St	86 Sullivan St	69 Pine St	94 Sullivan St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790	12790
Owner Name	90 SULLIVAN LLC	CRYSTAL CONNECTION NE W YORK IN	STACKLUM MARGARET	94 SULLIVAN ST LLC
Owner Name 2				
Recording Date	11/29/2021	09/06/2024		12/07/2022
Sales Date	11/05/2021	09/05/2024	03/17/1986	Tax: 11/28/2022 MLS: 07/30/2021
Sale Price	\$850,000	\$150,000	\$55,000	\$870,000
Price Per Sq Ft	\$120.12	\$17.44	\$30.66	\$520.33
Total Assessment		\$232,200	\$75,900	\$78,900
Property Tax Amount	\$14,623	\$15,058	\$4,922	\$5,116
Total Rooms				
Bedrooms	MLS: 1		4	2
Bathrooms (Total)	MLS: 1		2	2
Land Use -CoreLogic	Hotel	Commercial Building	Duplex	Duplex
Lot Acres	0.53	0.33	0.27	0.13
Stories	MLS: 2	MLS: 1	2	2
Building Sq Ft	7,076	8,603	1,794	1,672
Year Built	MLS: 1978	MLS: 1950	1890	1896
Subdivision	WURTSBORO			WURTSBORO MAP
Distance (miles)		0.02	0.02	0.03
Effective Year Built				
Fireplaces				1
Garage Capacity				
School District	Monticello	Monticello	Monticello	Monticello




	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	90 Sullivan St	82 Sullivan St	Pine St	80 Sullivan St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790	12790
Owner Name	90 SULLIVAN LLC	RABINOVICH CHAIM	94 SULLIVAN ST LLC	80 SULLIVAN STREET LLC
Owner Name 2				
Recording Date	11/29/2021	12/09/2019	08/09/2021	09/21/2012
Sales Date	11/05/2021	Tax: 11/15/2019 MLS: 08/21/2020	07/30/2021	Tax: 08/30/2012 MLS: 08/31/2012
Sale Price	\$850,000	\$82,500	\$99,900	\$140,000
Price Per Sq Ft	\$120.12	\$37.81		\$125.00
Total Assessment		\$99,900	\$4,200	\$73,700
Property Tax Amount	\$14,623	\$6,478	\$272	\$4,779
Total Rooms				
Bedrooms	MLS: 1	Tax: 5 MLS: 3		
Bathrooms (Total)	MLS: 1	Tax: 3 MLS: 1		
Land Use -CoreLogic	Hotel	Duplex	Residential Lot	Office Building
Lot Acres	0.53	0.13	0.13	0.15
Stories	MLS: 2	2		
Building Sq Ft	7,076	2,182		1,120
Year Built	MLS: 1978	1900		MLS: 1983
Subdivision	WURTSBORO		WURTSBORO MAP	
Distance (miles)		0.03	0.04	0.04
Effective Year Built				
Fireplaces		1		
Garage Capacity				MLS: 10
School District	Monticello	Monticello	Monticello	Monticello

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	90 Sullivan St	98 Sullivan St	9 Canal St	85 Sullivan St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790	12790
Owner Name	90 SULLIVAN LLC	WURTSBORO HOLDINGS L LC	HOWARD JAMES	KNOTTS CODY
Owner Name 2				Lapisardi Emily
Recording Date	11/29/2021	06/19/2017	08/07/2014	10/16/2020
Sales Date	11/05/2021	05/12/2017	Tax: 07/18/2014 MLS: 07/28/ 2014	Tax: 08/06/2020 MLS: 10/14/2 020
Sale Price	\$850,000	\$120,100	\$110,000	\$225,000
Price Per Sq Ft	\$120.12	\$46.73	\$71.01	\$66.02
Total Assessment		\$114,500	\$101,400	\$145,400
Property Tax Amount	\$14,623	\$7,425	\$6,576	\$9,429
Total Rooms		8	6	
Bedrooms	MLS: 1	Tax: 4 MLS: 5	3	5
Bathrooms (Total)	MLS: 1	Tax: 2 MLS: 3	Tax: 2 MLS: 3	3
Land Use -CoreLogic	Hotel	Duplex	SFR	SFR
Lot Acres	0.53	0.2	0.24	0.72
Stories	MLS: 2	2	1	2
Building Sq Ft	7,076	2,570	Tax: 1,549 MLS: 2,000	3,408
Year Built	MLS: 1978	1870	2003	1870
Subdivision	WURTSBORO			
Distance (miles)		0.04	0.04	0.04
Effective Year Built				
Fireplaces		1		4
Garage Capacity			MLS: 1	
School District	Monticello	Monticello	Monticello	Monticello

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Address	90 Sullivan St	87 Sullivan St #89	Sullivan St	Pine St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790	12790
Owner Name	90 SULLIVAN LLC	18 MCCUNE LLC	VILLAGE OF WURTSBORO	WURTSBORO HOLDINGS LLC
Owner Name 2				
Recording Date	11/29/2021	04/03/2023		12/07/2022
Sales Date	11/05/2021	03/15/2023		11/28/2022
Sale Price	\$850,000	\$100,000		\$285,000
Price Per Sq Ft	\$120.12	\$19.86		
Total Assessment		\$94,800	\$230,000	\$10,100
Property Tax Amount	\$14,623	\$6,148	\$6,399	\$655
Total Rooms				
Bedrooms	MLS: 1	MLS: 6		
Bathrooms (Total)	MLS: 1	MLS: 4		
Land Use -CoreLogic	Hotel	Multiple Uses	Police/Fire/Civil Defense	Residential Lot
Lot Acres	0.53	0.29	0.26	0.2
Stories	MLS: 2			
Building Sq Ft	7,076	5,036	4,445	
Year Built	MLS: 1978	MLS: 1986		
Subdivision	WURTSBORO			
Distance (miles)		0.04	0.05	0.05
Effective Year Built				
Fireplaces				
Garage Capacity				
School District	Monticello	Monticello	Monticello	Monticello

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Address	90 Sullivan St	100 Sullivan St	66 Pine St	102 Sullivan St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790	12790
Owner Name	90 SULLIVAN LLC	100 SULLIVAN STREET LLC	DRUMM JOHN A	HEFFERNAN BRIAN
Owner Name 2				
Recording Date	11/29/2021	08/21/2015		04/27/2023
Sales Date	11/05/2021	08/13/2015	08/26/1988	Tax: 04/20/2023 MLS: 02/25/2024
Sale Price	\$850,000	\$150,000	\$112,000	\$157,800
Price Per Sq Ft	\$120.12	\$82.69	\$53.28	\$99.62
Total Assessment		\$97,900	\$86,100	\$74,400
Property Tax Amount	\$14,623	\$6,349	\$4,927	\$4,825
Total Rooms				
Bedrooms	MLS: 1	4	2	MLS: 1
Bathrooms (Total)	MLS: 1	3	2	MLS: 1
Land Use -CoreLogic	Hotel	Duplex	SFR	Multiple Uses
Lot Acres	0.53	0.26	0.26	0.13
Stories	MLS: 2	Tax: 1.7 MLS: 2	2	MLS: 2
Building Sq Ft	7,076	1,814	2,102	Tax: 1,584 MLS: 500
Year Built	MLS: 1978	1940	1840	MLS: 1986
Subdivision	WURTSBORO	VILLAGE/WURTSBORO	WURTSBORO VILLAGE	VILLAGE/WURTSBORO
Distance (miles)		0.05	0.06	0.06
Effective Year Built				
Fireplaces		1		
Garage Capacity				
School District	Monticello	Monticello	Monticello	Monticello

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Address	90 Sullivan St	74 Pine St	81 Sullivan St	72 Sullivan St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790	12790
Owner Name	90 SULLIVAN LLC	SALERNO BRIAN	HAMILL PATRICK J	CONLEY CAITLIN C (TE)
Owner Name 2			Allen Marcia D	
Recording Date	11/29/2021	11/19/2010	09/15/1994	05/06/2005
Sales Date	11/05/2021	Tax: 11/04/2010 MLS: 11/05/2010	08/31/1994	Tax: 05/06/2005 MLS: 12/21/2009
Sale Price	\$850,000	\$40,000	\$68,000	\$16,348
Price Per Sq Ft	\$120.12	\$25.30	\$28.09	\$3.15
Total Assessment		\$67,200	\$70,200	\$113,400
Property Tax Amount	\$14,623	\$4,358	\$4,552	\$7,354
Total Rooms				
Bedrooms	MLS: 1	3	2	
Bathrooms (Total)	MLS: 1	1	2	
Land Use -CoreLogic	Hotel	SFR	Converted Residence	Apartment
Lot Acres	0.53	0.13	0.49	0.4
Stories	MLS: 2	2	2	
Building Sq Ft	7,076	1,581	2,421	Tax: 5,192 MLS: 4,056
Year Built	MLS: 1978	1900	1825	MLS: 1977
Subdivision	WURTSBORO			
Distance (miles)		0.06	0.06	0.06
Effective Year Built				
Fireplaces				
Garage Capacity		MLS: 1		
School District	Monticello	Monticello	Monticello	Monticello

	Subject Property	Neighbor 19	Neighbor 20
			
Address	90 Sullivan St	58 Pine St	70 Pine St
City/Town	MAMAKATING	MAMAKATING	MAMAKATING
Zip Code Property	12790	12790	12790
Owner Name	90 SULLIVAN LLC	LOTHROP LINDA	HORTON SUSAN
Owner Name 2			
Recording Date	11/29/2021		
Sales Date	11/05/2021		
Sale Price	\$850,000		
Price Per Sq Ft	\$120.12		
Total Assessment		\$99,400	\$80,100
Property Tax Amount	\$14,623	\$6,422	\$5,194
Total Rooms			
Bedrooms	MLS: 1	3	3
Bathrooms (Total)	MLS: 1	1	2
Land Use -CoreLogic	Hotel	SFR	SFR
Lot Acres	0.53	0.31	0.32
Stories	MLS: 2	2	2
Building Sq Ft	7,076	2,144	1,892
Year Built	MLS: 1978	1876	1844
Subdivision	WURTSBORO		VILLAGE/WURTSBORO
Distance (miles)		0.07	0.07
Effective Year Built			
Fireplaces		1	
Garage Capacity			
School District	Monticello	Monticello	Monticello

POPULATION

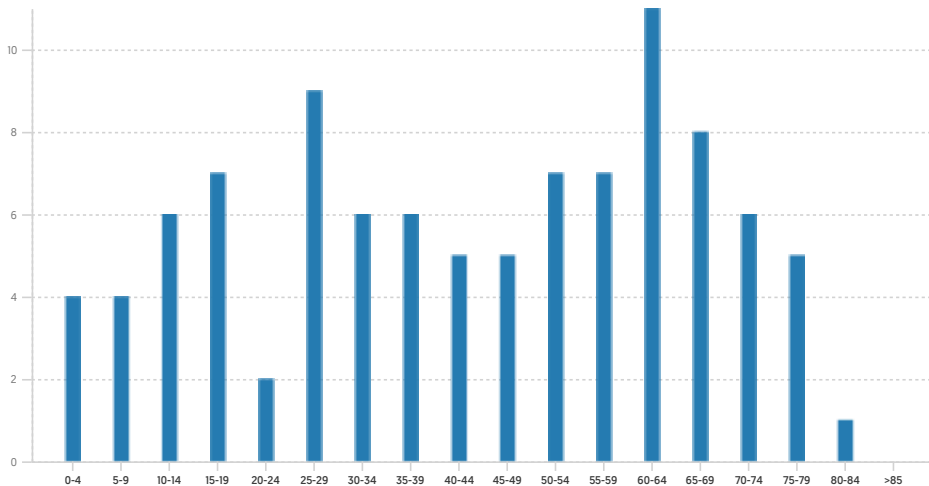
SUMMARY

Estimated Population	4,542
Population Growth (since 2010)	-9.2%
Population Density (ppl / mile)	84
Median Age	46

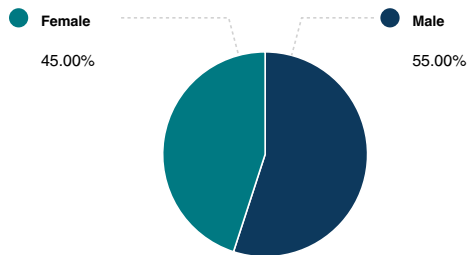
HOUSEHOLD

Number of Households	1,766
Household Size (ppl)	3
Households w/ Children	907

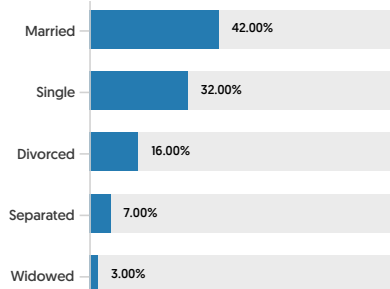
AGE



GENDER



MARITAL STATUS



HOUSING

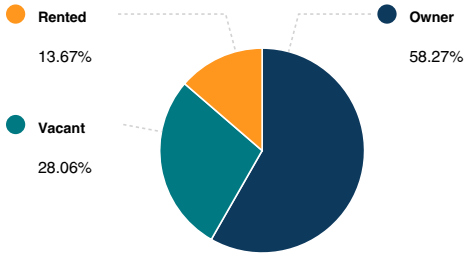
SUMMARY

Median Home Sale Price	\$173,800
Median Year Built	1956

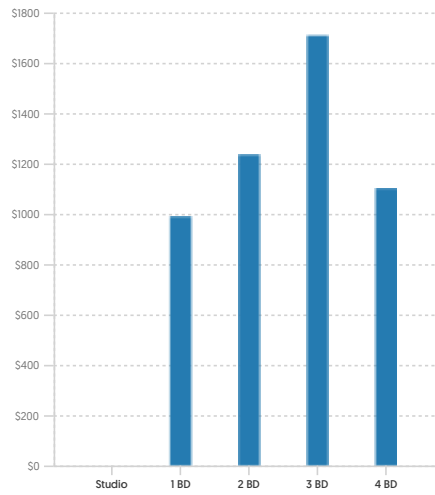
STABILITY

Annual Residential Turnover	8.18%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

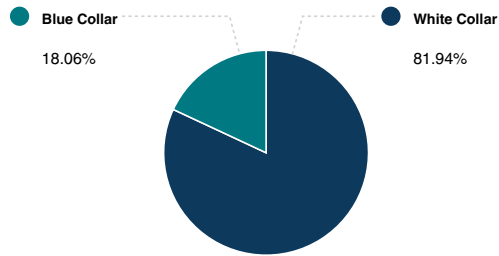


QUALITY OF LIFE

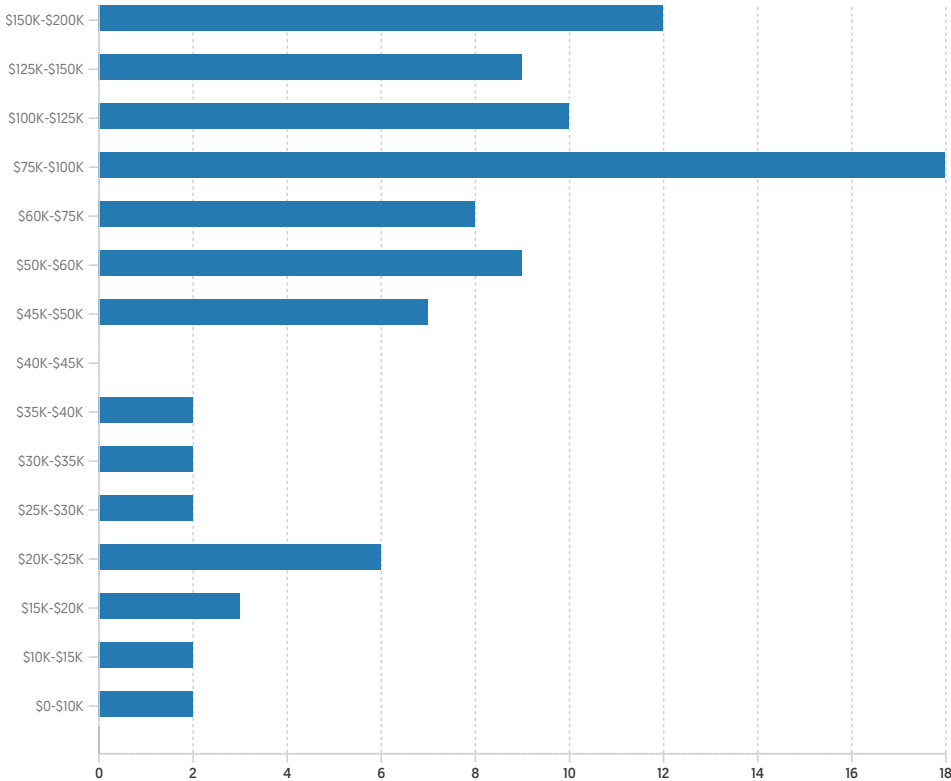
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	23
Mining	
Construction	205
Manufacturing	66
Transportation and Communications	132
Wholesale Trade	34
Retail Trade	333
Finance, Insurance and Real Estate	151
Services	680
Public Administration	149
Unclassified	

WORKFORCE



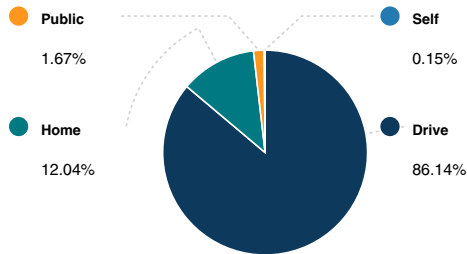
HOUSEHOLD INCOME



Average Household Income **\$85,219**

Average Per Capita Income **\$43,397**

COMMUTE METHOD



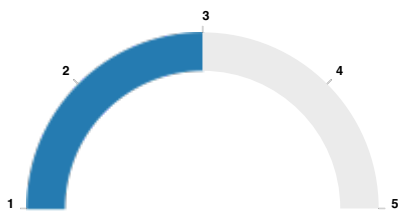
Median Travel Time **39 min**

WEATHER

January High Temp (avg °F)	33.7
January Low Temp (avg °F)	16.8
July High Temp (avg °F)	82.3
July Low Temp (avg °F)	60.4
Annual Precipitation (inches)	51.01

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	84
Some High School	296
High School Graduate	1,159
Some College	579
Associate Degree	218
Bachelor's Degree	1,034
Graduate Degree	414

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Emma C Chase School	0.2	K-5th	228	10	6/10

Community Rating (2)

Emma C Chase School

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Wurtsboro Diner & Pizza Inc.	60 Sullivan St	(845) 798-3186	0.13	Pizza Restaurants
R T R Inc	214 Kingston Ave	(845) 888-2000	0.32	Restaurant, Family: Chain
Gotta Luv It Pizzeria & Sandwich Shop, Inc.	37 Riina Rd	(845) 888-4222	0.41	Pizzeria, Independent
The Kitchen Twits LLC	75 Kingston Ave	(845) 866-0319	0.58	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Canal Towne Emporium, Inc.	107 Sullivan St	(845) 888-2100	0.09	Country General Stores
Custers Last Stand	214 Kingston Ave	(845) 888-4761	0.32	Ice Cream (Packaged)
Stewart's Shops Corp.	175 Kingston Ave	(845) 888-2295	0.38	Convenience Stores, Chain
Cyclical Markets LLC	4 Sullivan St	(845) 888-2426	0.39	Grocery Stores