

SALE

307 A WATER ST

307 A Water St Morristown, NY 13664



PROPERTY DESCRIPTION

The subject property is a proposed 18,868 sf mixed use development site. The plans include hospitality, retail, and a restaurant. The lot is 1.95 AC waterfront property, located on Morristown Bay directly across from Brockville, Canada. The site has been cleared and brought up to grade. A 500 ft seawall is installed with both pilings and landings to accommodate a docking system for 30 boat slips. Utilities have been readied at the site, along with temporary electric pole for access during construction. The property borders a newer boat launch at the Morristown municipal park.

The renderings feature a 64,000 square ft. building consisting of approximately 32,000 square ft. of retail space and 32,000 square ft. of hospitality. The retail space was designed for a restaurant, a grocery store and several retailers or offices. The hotel area consists of 26 double rooms and 4 suites, all rooms have balconies overlooking the water. All environmental studies have been completed and updated to current status. A feasibility study has been updated and completed as is the appraisal showing value of completed project.

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	60,984 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	141	206
Total Population	197	317	468
Average HH Income	\$88,738	\$87,483	\$85,314

Alice Fitzsimons
(203) 770-2843



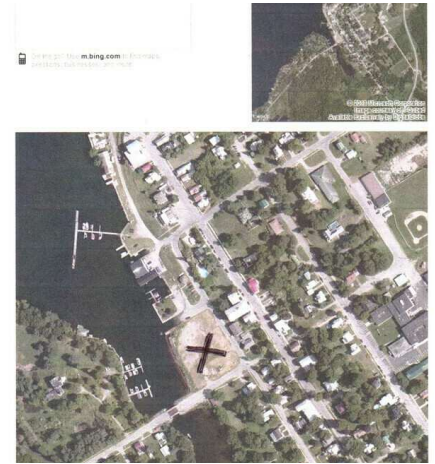
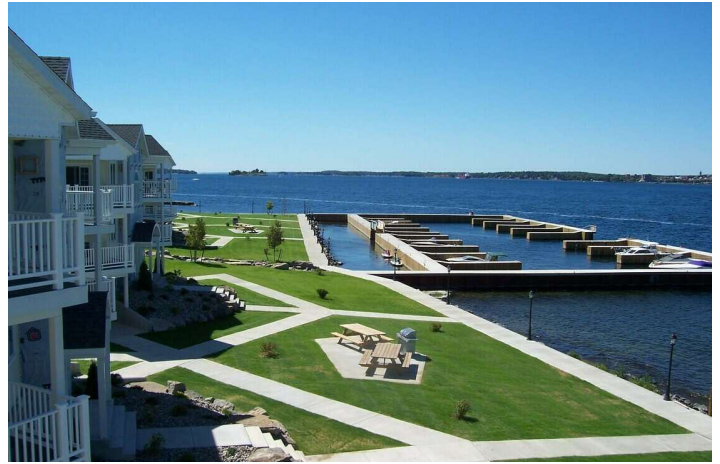
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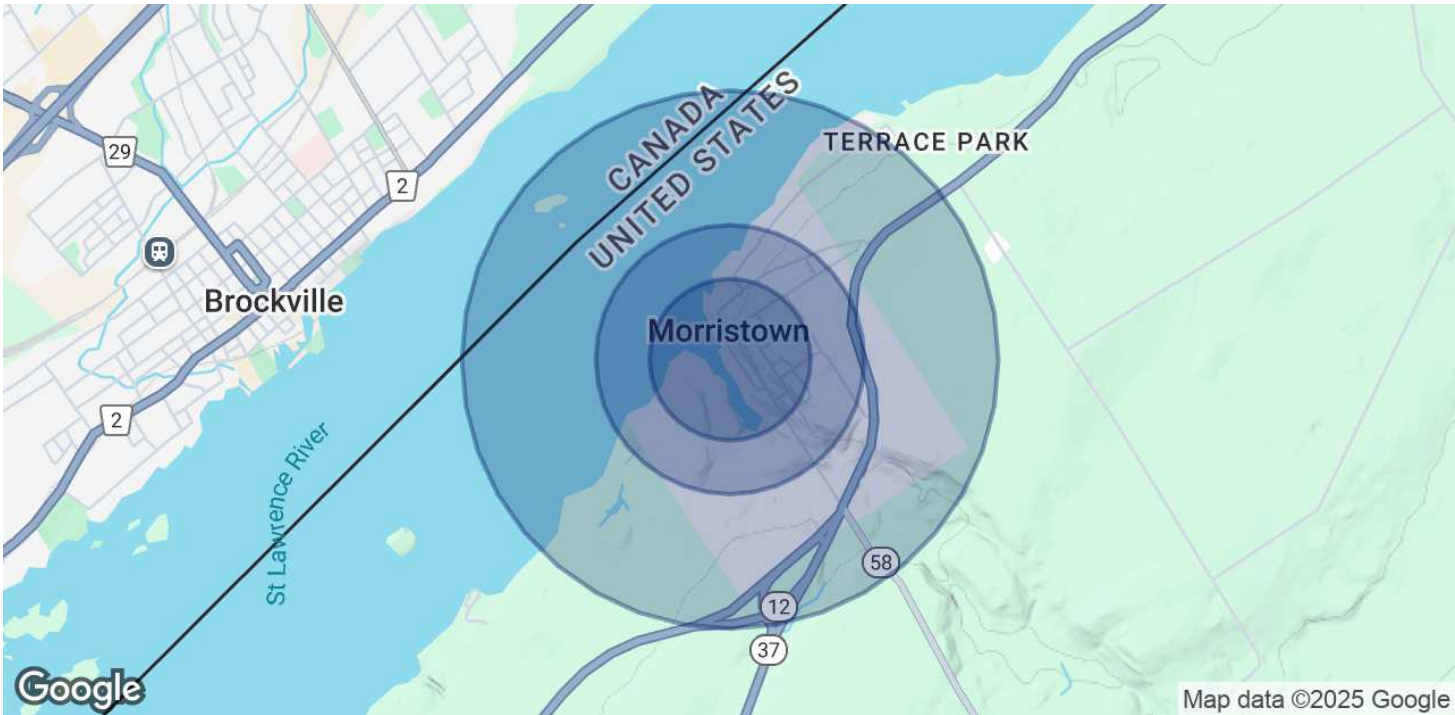
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	317	468
Average Age	45	45	44
Average Age (Male)	44	44	44
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	141	206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$88,738	\$87,483	\$85,314
Average House Value	\$289,903	\$284,190	\$274,318

Demographics data derived from AlphaMap

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CONTACT



ALICE FITZSIMONS
Commercial Associate
203.770.2843
Alice.fitzsimons@cbrealty.com

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1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.