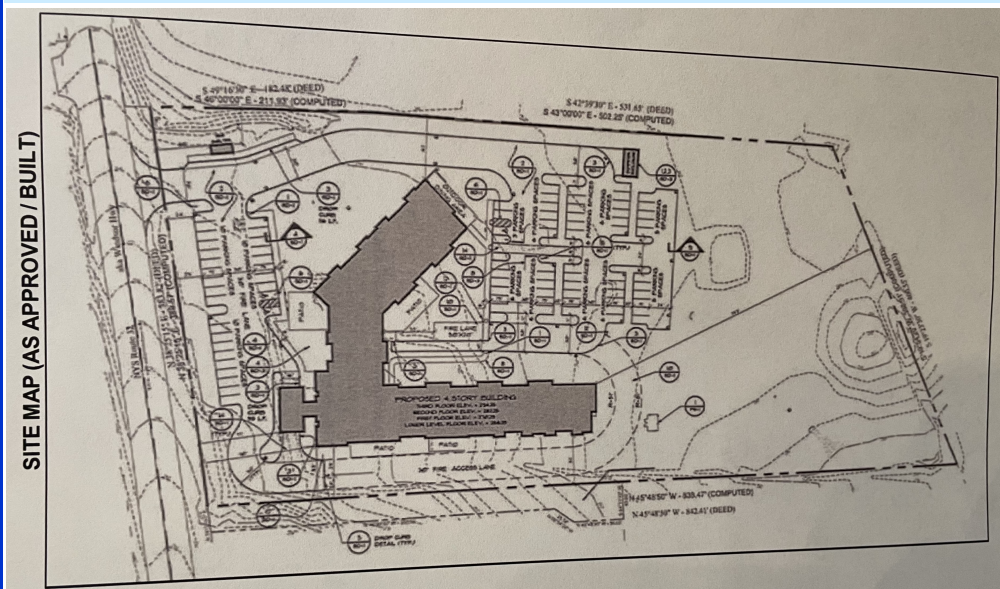




**APPROVED SENIOR ASSISTED LIVING DEVELOPMENT**

**139 WINDSOR HIGHWAY, NEW WINDSOR, NY FOR SALE**



**Demographics**

**Population**

1 Mile	3 Miles	5 Miles
6,373	57,157	97,990

**Households**

1 Mile	3 Miles	5 Miles
2,484	20,083	35,377

**Average Household Income**

1 Mile	3 Miles	5 Miles
\$97,635	\$82,399	\$96,751

**Population By Age**

55-59 Yrs.	60-64 Yrs.	65-69 Yrs.
7.01%	6.67%	5.76%

**Population By Age**

70-74 Yrs.	75-79 Yrs.	80-84 Yrs.
4.88%	3.62%	2.40%

**Priced at \$2,995,000**

Property is +/- 6.78 Acres/ 294,553 SF; Located along the easterly side of Windsor Highway between Union Avenue and Devitt Circle in the Town of Windsor. It is zoned wholly within the High Commercial District (“HC”). Previously approved to be developed into a 4-Story 117,365 SF Assisted Senior Living Facility that will operate 79 private pay assisted living beds in 63 units, 24 assisted living program (A:P) beds in 12 units and 85 memory care beds in 57 units on secure wings. Current conditional approvals are in place through February 2025 with extensions possible for development project of a 132-unit, 188-licensed-bed assisted living facility. It is also possible, without additional approval from the Town, to convert 24 or 48 units from memory care beds to assisted living. ID: 334800.009.025; Lot: 15; Block: 1; Taxes: +/- \$25,000; Owners are open to holding significant paper for a qualified buyer with the ability to move process forward in a timely manner. This development property has the potential for senior housing approval.

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