



FOR SALE

Gateway Location Development / Redevelopment Assemblage

BREWSTER, NY 10509
TOWN OF SOUTHEAST



HOULIHAN LAWRENCE
COMMERCIAL

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PROPERTY
PORTFOLIO
BREWSTER

EXECUTIVE SUMMARY



GATEWAY LOCATION DEVELOPMENT / REDEVELOPMENT ASSEMBLAGE

Houlihan Lawrence Commercial is pleased to present an assemblage of three properties combining a total of over 8 acres.

These Properties are located in Brewster, NY, in a gateway location, with strategic and easy access to major highways serving broad geographies (North, South, East and West). Two of the properties are former dealerships. One is improved with a large 13,000 square foot lot and the second is land. The third property is a cluster of three unimproved land tax lots. The assemblage provides flexibility for buyers with option to purchase all or part of the portfolio

Offered as a portfolio and individual investments

COMBINED PRICE: \$4,595,000.00



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Portfolio

Brewster, NY 10509



Property Details



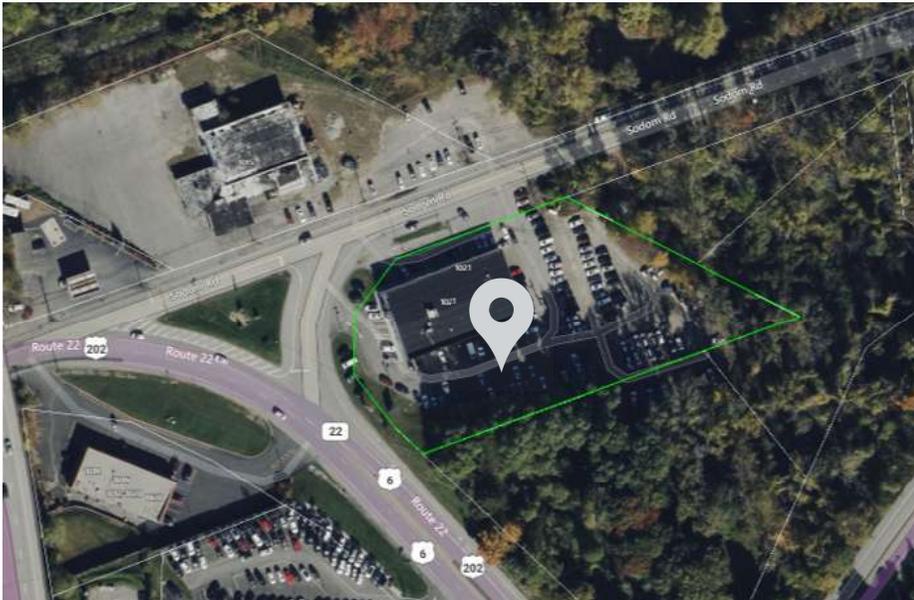
PROPERTY HIGHLIGHTS

1021 Route 22, Brewster, NY

Price: \$2,995,000.00

FEATURES:

- Gateway location/Visibility and frontage on Route 22
- Infrastructure in place (power, water, private sewer)
- Usable 13,000 sf building
- Land area 1.95 acres.
- Frontage: 266 FT
- Section, block & lot 68.5-2-16
- Mixed FEMA zoning: 0.2%, AE and out of flood risk
- FEMA AE zoning
- **Taxes: \$40,202.00**





PROPERTY HIGHLIGHTS

1015 Route 22, Brewster, NY

Price: \$550,000.00

FEATURES:

- Gateway location/Visibility and frontage on Route 22
- Land area 2.04 Acres
- Frontage
- Section/Block/Lot 68.5-2-6
- FEMA AE zoning
- Taxes: \$6,762.00



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PROPERTIES
BREWSTER

PROPERTY HIGHLIGHTS

19 Sodom Road
25 Sodom Road
1031 NY-22

Price: \$1,050,000.00

FEATURES:

- Gateway location/Visibility and frontage on Route 22
- Total Land area 4.14 Acres
- Mixed FEMA zoning: Out of flood risk except for a small AE zone area
- Ownership would prefer to sell in combination to either 1021 RT22 or 1015 RT 22
- **Taxes: \$26,124.00**

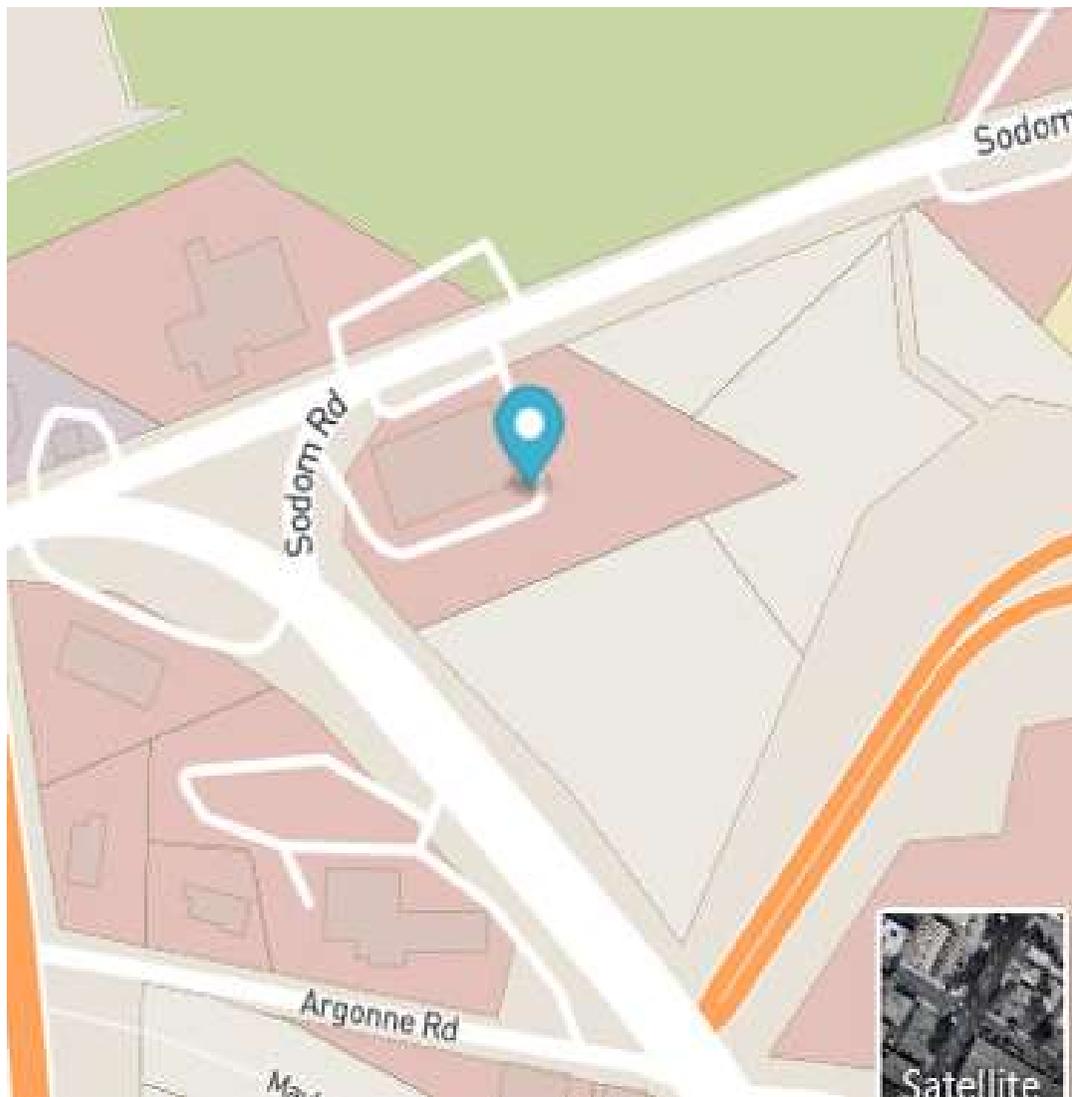


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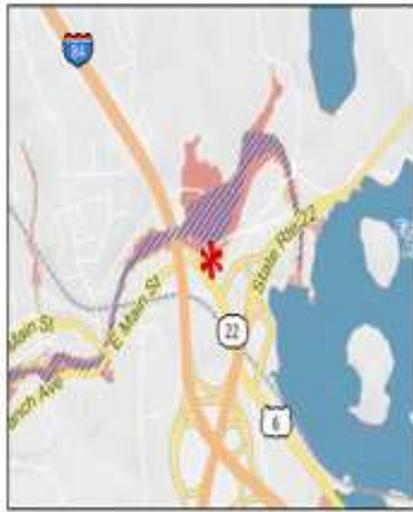
HIGHLIGHTS

- Gateway Location
- Visibility and frontage on RT 22
- Infrastructure in place (power, water, private sewer)
- Usable building
- Best for Dry Uses given private sewer
- Building Size: 13,000
- NB Zoning



1 FEMA Flood Zones

Use this map to determine if your property is at risk for flooding or storm surge and if it requires flood insurance.



Click on the map to expand.

- Moderate to low risk areas
- X
- 0.2% PCT
- High risk areas
- A
- AE
- Floodway

Flood Zone Details

FEMA flood zone	0.2, AE, X
Coastal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	In

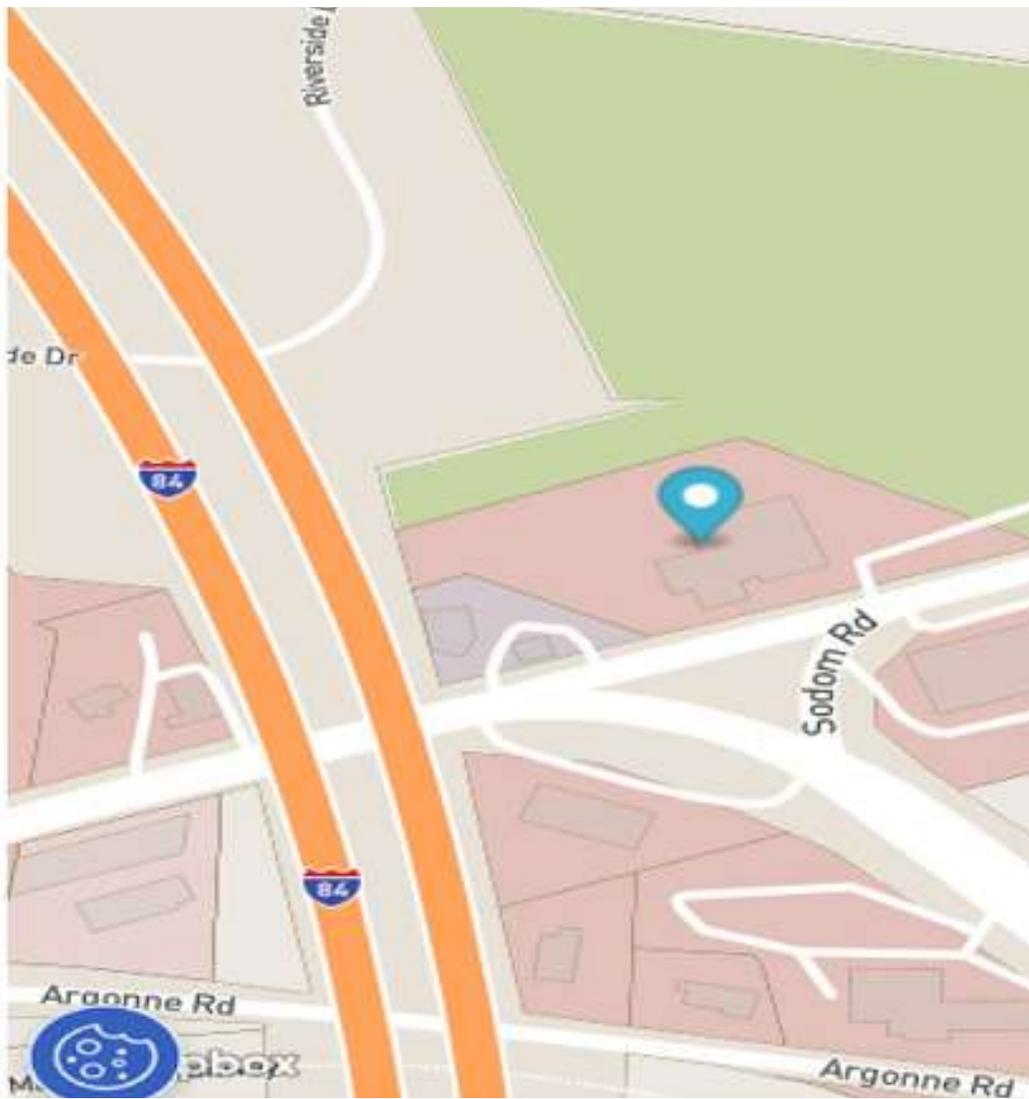
Map Details

Map panel ID 3607



FLOOD ZONE CLASSIFICATION

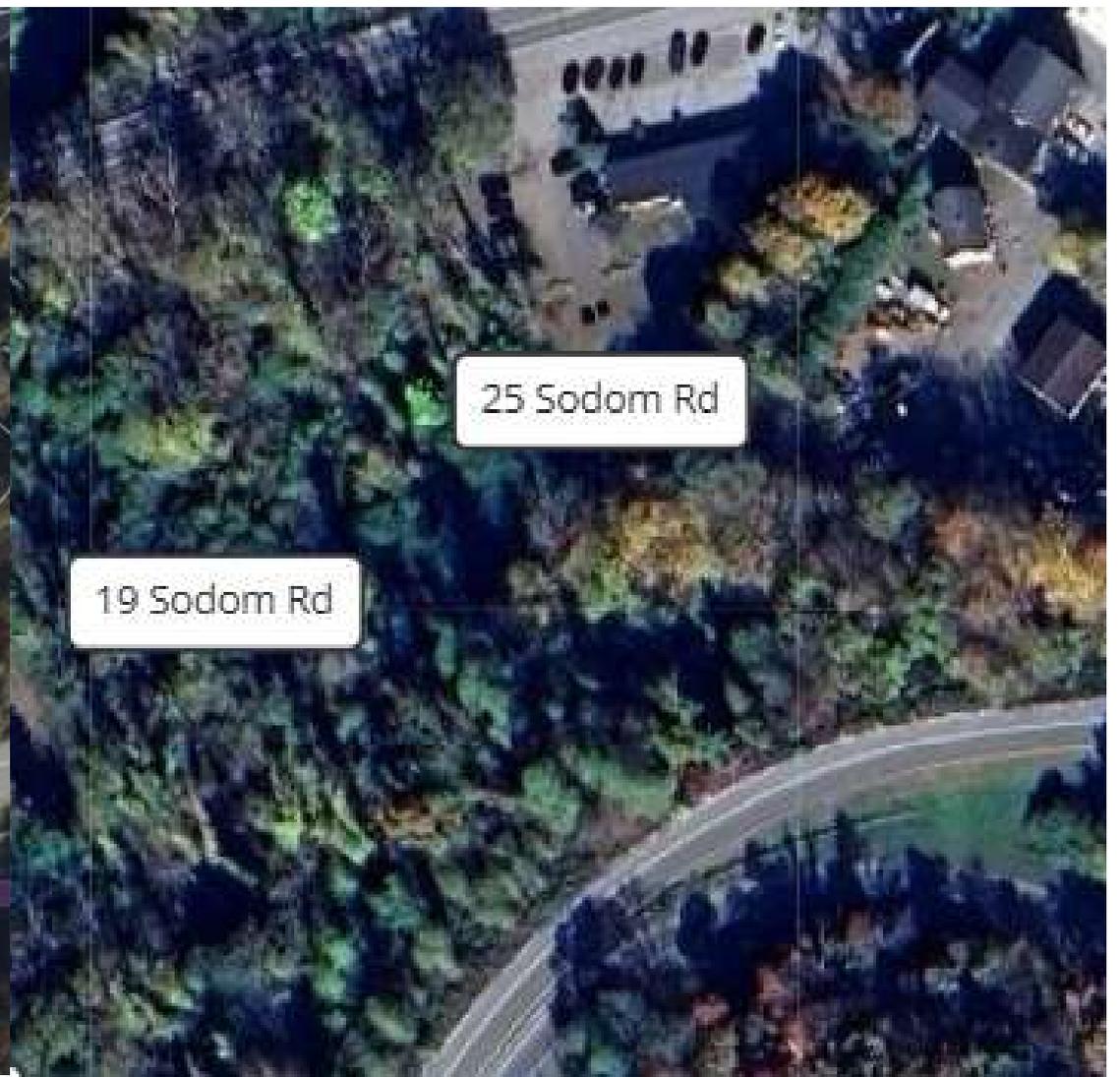
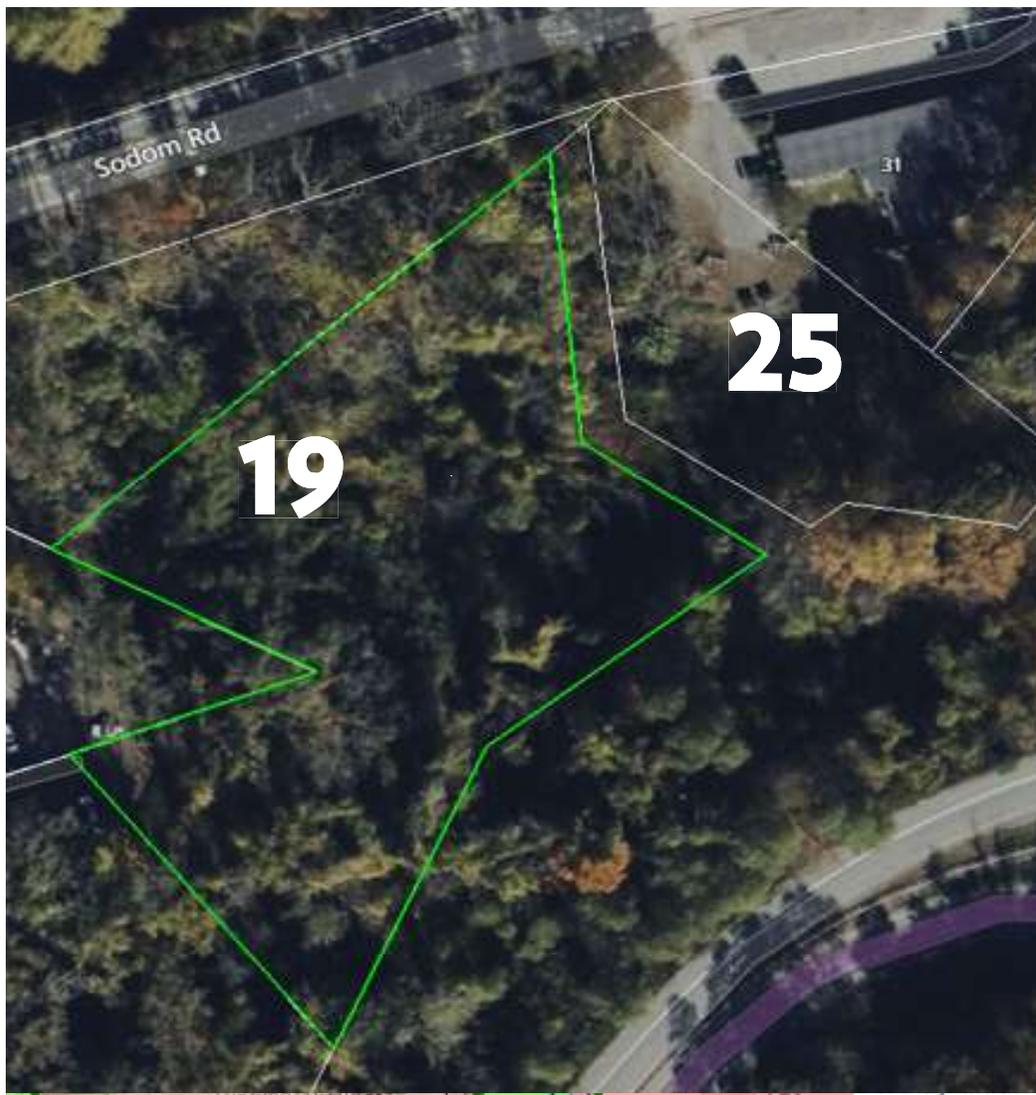
Mixed flood zone exposure



1015 ROUTE 22

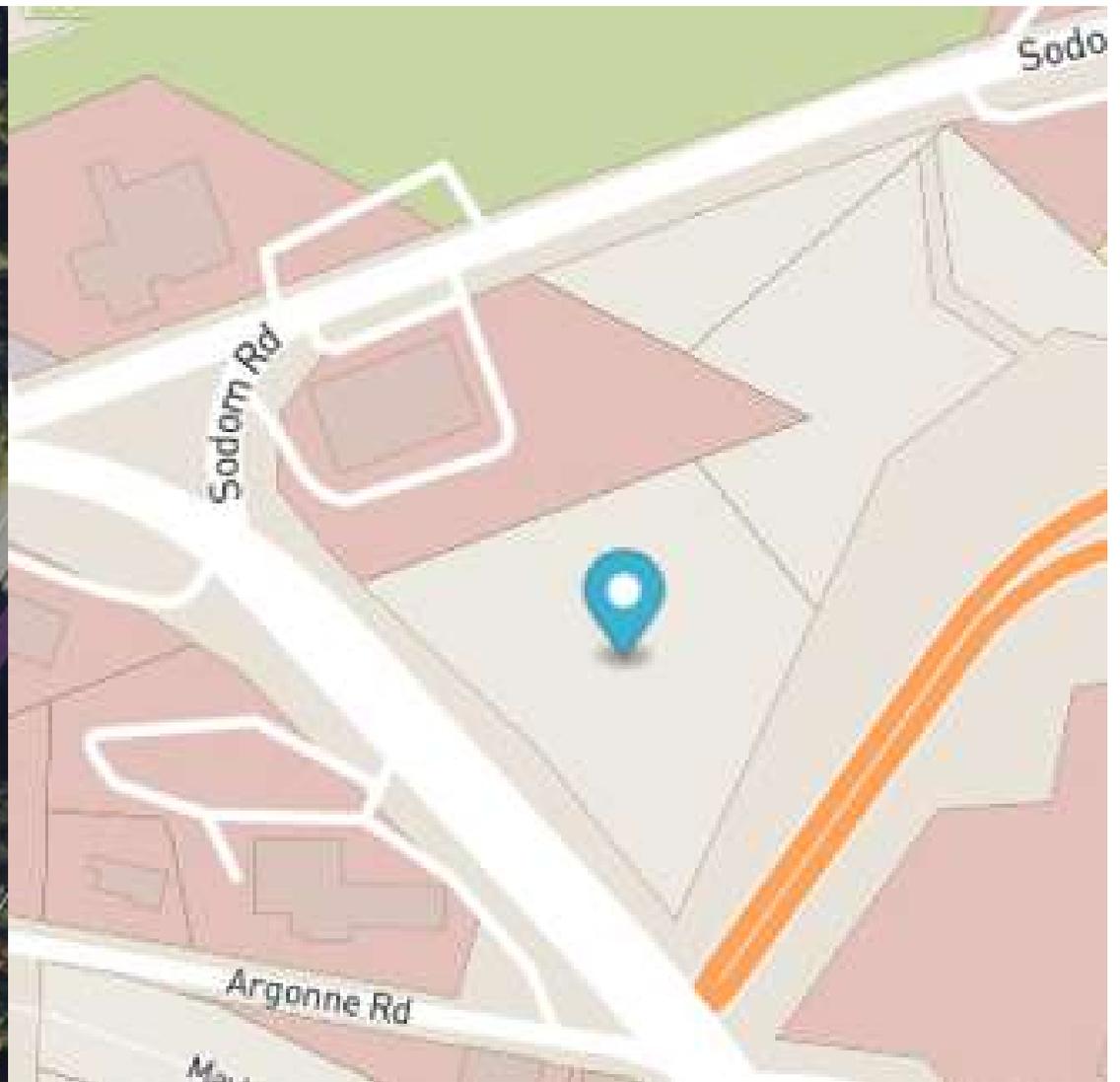
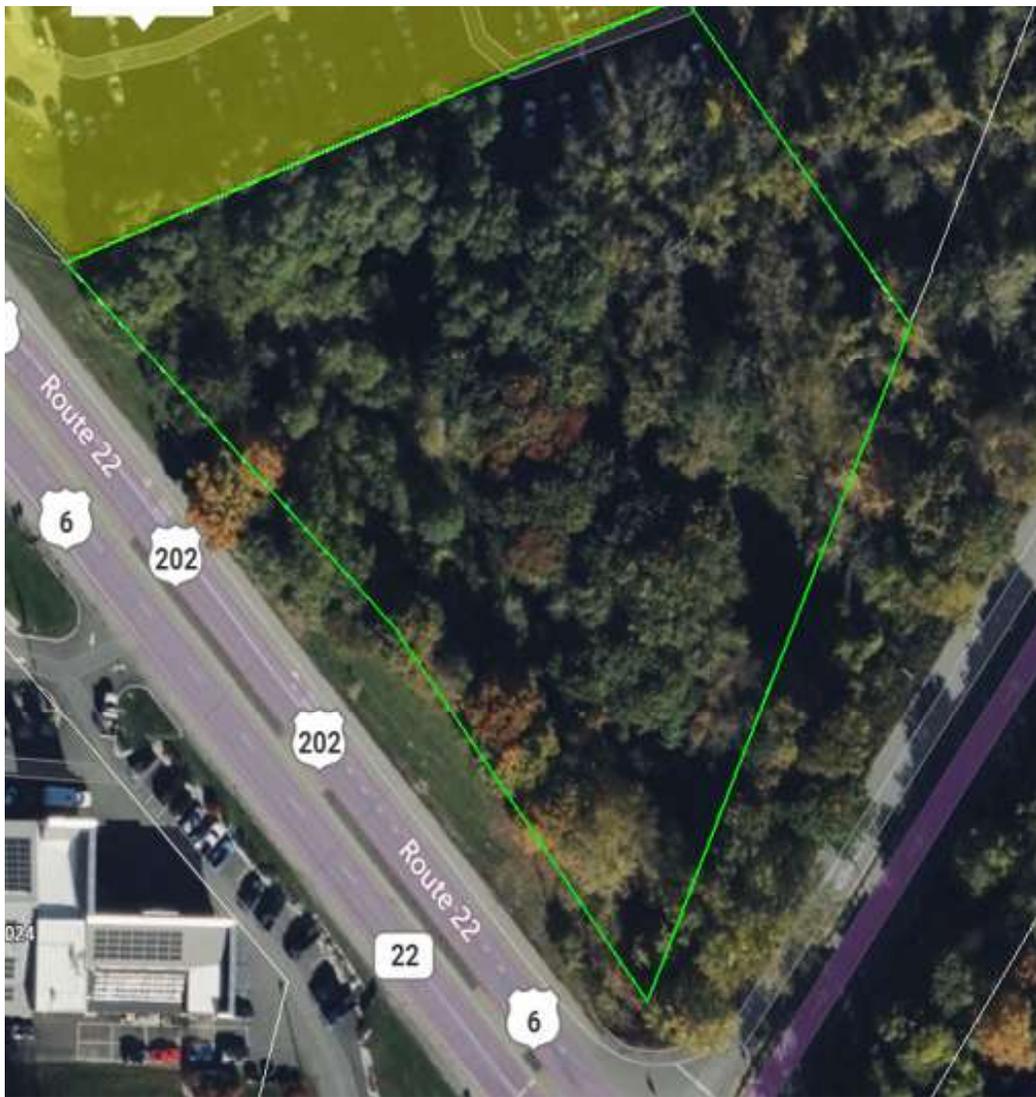
HIGHLIGHTS

- Gateway Location
- Visibility and Frontage on RT 22
- NB Zoning



HIGHLIGHTS

- **19 Sodom Rd:**
 - Lot size: 1.4 AC
- **25 Sodom Rd:**
 - Lot Size: 0.52 AC



HIGHLIGHTS

- Lot Size: 2.22 AC

LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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