

PROPERTY REPORT

# 22 Creamery Rd, Johnson, NY 10933



Presented by

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**CENTURY 21 Full Service Realty**

53 South Main Street

New City, NY 10956

# 22 Creamery Rd, Johnson, NY 10933

● Active

\* New, Active: 8/23/2023

## List Price

**\$450,000**

Active Date: 8/23/2023

Listing ID: HFMC6B

## Closed Price

**\$150,000**

Closed Date: 8/8/2002

## Price Per Sq Ft

**\$81**

### Property Facts

	Public Facts	Listing Facts
Property Type	<b>Industrial</b>	<b>Commercial</b>
Property Subtype	<b>Warehouse (Industrial)</b>	<b>Industrial</b>
Number of Buildings	<b>1</b>	<b>-</b>
Number of Units	<b>0</b>	<b>-</b>
Number of Stories	<b>1</b>	<b>-</b>
Building Area (sq ft)	<b>5,524</b>	<b>5,524</b>
Lot Size	<b>1.02 acres</b>	<b>-</b>
Lot Dimensions	<b>160X277</b>	<b>-</b>
Year Built	<b>1950</b>	<b>1950</b>
Heating	<b>-</b>	<b>Oil</b>
Garage (spaces)	<b>0</b>	<b>-</b>

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## Extended Property Facts

### Interior Features

**Heating** Oil

### Exterior Details

**Lot Size - Frontage Feet** 160.0 sq ft

**Lot Size - Depth Feet** 277.0 sq ft

**Neighborhood Code** 2

**Water** Well

**Sewer** Septic

### Location Details

**Trade Area** Orange County

### Other Details

**Building Condition** Fair

**Pole Structure  
(Barn/Shed)** 704

# Listing Facts and Details

## Listing Details

**Listing ID:** HFMC6B

**Original List Date:** 8/23/2023

**Listing Source:** Century 21 Commercial

**Current List Price:** \$450,000

**Details:**

Nestled within the charming town of Johnson, New York, this historic former dairy creamery (which is currently being used as a WAREHOUSE) stands as a testament to the region's rich agricultural heritage. Boasting a captivating blend of rustic charm and versatile potential, this property presents a unique opportunity for both commercial and residential endeavors (Can apply for a variance use for SF/MF). If you're searching for a property that combines history, charm, and endless possibilities, this former dairy creamery in Johnson, NY, is a must-see. Whether you envision it as a commercial hotspot or a distinctive residential retreat, this space is ready to be reimagined and brought to life once again. Don't miss out on the chance to own a piece of Johnson's history while shaping its future.

**Legal:**

LOT:15.000 BLK:4 SEC:2.00 DIST:333889 CITY/MUNI/TWP:MINISINK LT 1 RUTGERS ENGINE CO NO 1 MAP 7990

## Price Change History

Change Date	Description	New List Price	% Change
8/24/2023	Active	\$450,000	-

# Public Facts

## Owner Information

<b>Owner Name</b>	CAPASSO REALTY LLC
<b>Mailing Address</b>	184 E 76Th St New York NY 10021-2819
<b>Mail Care-Of Name</b>	M Capasso
<b>Vesting</b>	Company/Corporation
<b>Contact Name</b>	M CAPASSO

## Legal Description

<b>APN</b>	333889 2-4-15
<b>FIPS Parcel Number</b>	36071333889 2-4-15
<b>Zoning</b>	02 - SINGLE RESIDENCE
<b>Census Tract</b>	360710117.021000
<b>Abbreviated Description</b>	LOT:15.000 BLK:4 SEC:2.00 DIST:333889 CITY/MUNI/TWP:MINISINK LT 1 RUTGERS ENGINE CO NO 1 MAP 7990
<b>City/Municipality/Township</b>	Johnson, NY 10933
<b>General Use</b>	Warehouse/Storage
<b>Overall Use</b>	WAREHOUSING & STORAGE

## Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$28,700	\$30,300	\$59,000	-
2021	\$28,700	\$30,300	\$59,000	\$3,949
2020	\$28,700	\$30,300	\$59,000	-
2019	\$28,700	\$30,300	\$59,000	-
2018	\$28,700	\$30,300	\$59,000	-
2017	\$28,700	\$30,300	\$59,000	-
2016	\$28,700	\$30,300	\$59,000	\$6,564
2015	\$28,700	\$30,300	\$59,000	-

2014	\$28,700	\$30,300	\$59,000	—
2013	\$28,700	\$30,300	\$59,000	—
2012	\$28,700	\$30,300	\$59,000	—
2011	\$28,700	\$30,300	\$59,000	—
2010	\$28,700	\$30,300	\$59,000	—
2009	\$28,700	\$30,300	\$59,000	—

## Deed Records

<b>Recording Date</b>	<b>3/24/2004</b>	<b>8/8/2002</b>
<b>Document Type</b>	Deed	Bargain and Sale Deed
<b>Sales Price</b>	—	\$150,000
<b>Sales Price Code</b>	Document states price as 0	Full amount stated on Document.
<b>Buyer Name</b>	CAPASSO REALTY LLC	MICHAEL CAPASSO
<b>Buyer ID</b>	—	Individual(s)
<b>Seller Name</b>	MICHAEL CAPASSO	KLAUS MUELLER
<b>Total Transfer Tax</b>	—	\$600
<b>Book #</b>	0000011434	5963
<b>Page #</b>	0000001826	141
<b>Contract Date</b>	1/13/2004	7/15/2002

## Financial Details

<b>Adjusted Prop. Value</b>	\$156,500
<b>Est. Prop Change Current Owner</b>	45%
<b>Default History</b>	NO DEFAULTS IN AVAILABLE RECORDS
<b>New Applicant Underwriting Score</b>	80
<b>Property Use Reliability Score</b>	80
<b>Property Use Risk Score</b>	B
<b>Financial Risk Score</b>	80
<b>Local Area Credit Risk Score</b>	D
<b>Special Risk Characteristics</b>	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK

# Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

## Property Photos



# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**

## 1,039

2022 Est. daily traffic counts

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Street: Co Rd 22  
Cross: Hwy 284  
Cross Dir: SE  
Dist: 0.13 miles

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Historical counts

Year	Count	Type
2004	1,045	ADT

**2**

## 1,454

2022 Est. daily traffic counts

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Street: Co Rd 22  
Cross: Sunrise Dr  
Cross Dir: NW  
Dist: 0.09 miles

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Historical counts

Year	Count	Type
2006	1,468	ADT

**3**

## 1,509

2022 Est. daily traffic counts

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Street: Lime Kiln Rd  
Cross: Welling Rd  
Cross Dir: SE  
Dist: 0.22 miles

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Historical counts

Year	Count	Type
2004	1,525	ADT

**4**

## 1,692

2022 Est. daily traffic counts

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Street: Lime Kiln Rd  
Cross: Venturi Rd  
Cross Dir: E  
Dist: 0.02 miles

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Historical counts

Year	Count	Type
2008	1,869	ADT
2004	1,488	ADT
1996	1,298	AADT

**5**

## 1,575

2022 Est. daily traffic counts

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Street: Lime Kiln Rd  
Cross: Dombal Dr  
Cross Dir: N  
Dist: 0.05 miles

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Historical counts

Year	Count	Type
2008	1,507	ADT
2004	1,680	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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