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**892 Main Street
Fishkill, NY 12524
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FOR SALE

SUPERMARKET / BANK ANCHORED SHOPPING CENTER

20,000 SQ.FT. 5 ACRES 4 TENANTS

WURTSBORO, NY SULLIVAN CO. TOWN OF MAMAKATING

Near the RT. 17 & RT. 209 Intersection

“ Fully Rented ” Expandable- 20,000 sq. ft. additional

“ Ideal 1031 tax free exchange site”

Property: Wurtsboro G Center

**Location: 2939 RT. 209, at the corner of Culver Drive
Wurtsboro, NY, Town of Mamakating,
Southern Sullivan Co, near the Orange Co. border, and
very close to the RT. 17 intersection. Next door is the
Town of Mamakating government center.**

Total Sq. Ft: 20,180 sq. ft. (approx. 100 x 200) – 4 rental spaces

**Tenants: a) Supermarket: 15,600 sq. ft.
b) Bank 1,080 sq. ft.
c) local drug store: 1,220 sq. ft.
d) medical office: 2,282 sq. ft.**

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20,180 sq. ft.**



Google

Land area: **5.17 acres/ tax map: 49.-1-3.6**
(not in flood areas)

Road Frontage: **Rt. 209: 620 ft.**
Culver Dr. 405 ft.

Parking: **93 spaces, good condition.**

Utilities: **well/ septic**

Zoned: **Commercial: IC Interchange Commercial**

Traffic Count: **Rt. 209: 6,000 cars per day**

Rt: 17 : (i-86): 28,000 cars per day

Construction: **Masonry bock, metal mansard roof front,
Metal siding on rear portion, concrete slab
floor, steel supports and steel roof joist,
partial basement, membrane roof (25 years
old (see amortization of replacement below)
Facility was built in 1999.**

Overall Condition: **Very good. Food market is well maintained
And fully stocked.**

HCAC/ Elect: **Each tenant have their own propane HCAC unit
Served by 2 outside LP tanks with each unit having
their own meters. Each unit also has their own
electric meter and their own electric not water
heater.**

Offering price: **\$2,300,000 (\$114 per sq.ft.)**

Net Income: **\$162,686
(with roof replacement)**

Cap Rate: **Net Income/ Price: \$162,686/ \$2,300,000 = 7%**

Projected cash flow after financing: See below

**More Info/
Inspection:** **Please contact Walt at Berkshire Hathaway 845 705-0994
wfinneman@bhhshudsonvalley.com**

Lease Info: **Confidential offering. Tenants are not aware. Please be discrete.
Potential buyers , if they wish to visit, must act as shopping customers
for now. Once we have an accepted offer , a full inspection
can be arranged.**

**For details regarding leases, kindly contact broker who will
forward upon request.**

WURTSBORO CENTER
CASH FLOW ANALYSIS
(With Roof Replacement Cost Amortization)

A) Roof replacement amortization

- 1) 20,100 sq. ft. roof foot print x \$7 per sq.ft. = \$140,000
- 2) 20 year amortization at 6.5% interest = 8.95% (P & I constant)
- 3) Est cost: \$120,000 roof repacement cost x loan constant =
\$140,000 x .0895 = \$12,530 per year

B) Net Rental Income:

1) Jeff Bank:	\$29,544
2) Wurtsboro Market:	\$105,120
3) Wurtsboro Pharmacy:	\$23,052
4) Medical Space:	\$30,000

\$187,716

Less:

a) Prof fees:	- \$4,000
b) Proposed management:	- \$8,500
(4.5%)	<hr style="width: 20%; margin-left: 20px;"/>
	Projected net: \$175,216

C) Income after roof fees;

1) Net income;	\$175,216
2) Less roof yearly cost:	- \$12,530
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Adjusted net income:	\$162,686

Offering Price:	\$2,300,000
Cash Down (30%) :	- \$700,000
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Proposed New Bank Loan:	\$1,600,000

Interest rate: 6.25%
Payout: 25 years
Constant (P & i) : 7.916%
Annual debt service: \$126,656

(loan x constant = \$1,600,000 x .07916 = \$126,656

Cash Flow: \$54,265
 (net income less debt service)
 \$162,686 – \$126,656

Rate of Return: \$54,265 / \$700,000 = 7.7%
 (Cash Flow/Equity)



ALL INFORMATION AND ANALYSIS IS BELIEVED TO BE RELIABLE, BUT NOT WARRANTED BY
BROKER NOR SELLER



