

# MIXED USE COMMERCIAL WITH BUSINESS FOR SALE

## TURNKEY PROFITABLE DELI W/REAL ESTATE

1482 State Route 55, Lagrangeville, NY 12540



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,195,000</b>
Building Size:	3,110 SF
Available SF:	
Lot Size:	2.02 Acres
Price / SF:	\$384.24
Year Built:	1920
Renovated:	2005
Zoning:	C
Market:	Dutchess County
Submarket:	LaGrangeville

### PROPERTY OVERVIEW

This is a rare opportunity to acquire a profitable, established deli business together with the underlying real estate in a high-visibility location along Route 55 in Dutchess County, New York. The sale includes the fully equipped deli operation, established customer base, and the commercial building in which the business operates. This offering presents an excellent opportunity for an owner-operator seeking strong income while building long-term real estate equity. The deli is fully equipped and includes FF& E (kitchen equipment, refrigeration, fixtures, and operational infrastructure required to continue operations immediately). Inventory sold separately at closing. Excellent turnkey opportunity operating the current business model or expand operating hours, catering, delivery, or menu offerings. The business currently generates approximately \$250K in annual owner benefit, supporting two full time owner/operators. Together with this offering exists a legal 2 Bd, 1 Bath upstairs apartment, perfect for live/work situation or additional income revenue. Private showings only, please call for appointment.

### PROPERTY HIGHLIGHTS

- Fully operational deli business generating approx. \$250k annual combined owner salary.
- Situated on high visibility State Route 55, a primary east-west corridor through Dutchess County, NY.
- Suitable for retail, restaurant, office, studio or live/work environment.
- Ample parking on 2.02 acres allows for improvements.

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#### JAY FEINBERG

Lic. Associate R.E. Broker  
O: 845.636.0377  
C: 845.863.6116  
jay.feinberg@kwcommercial.com  
NY #10301202659

#### PAUL LLOYD

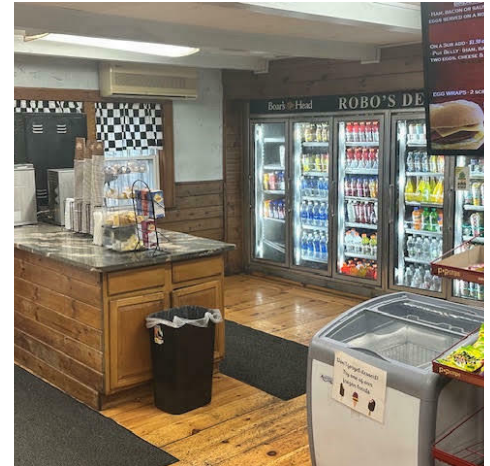
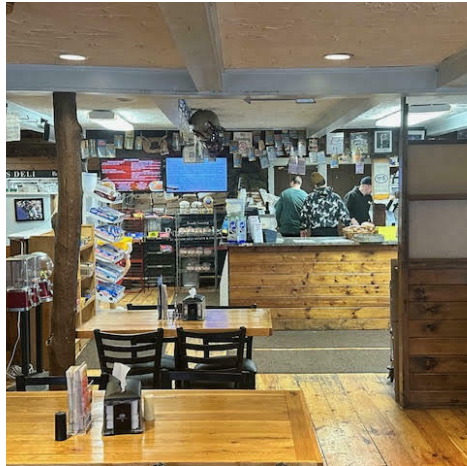
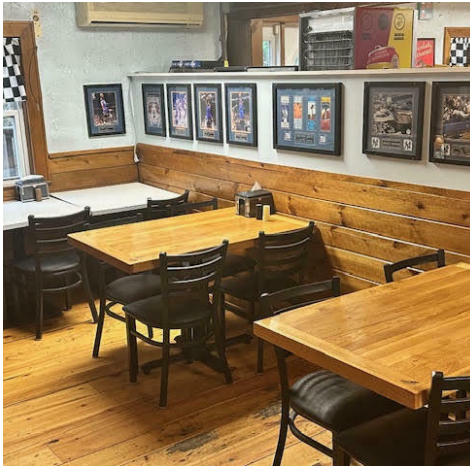
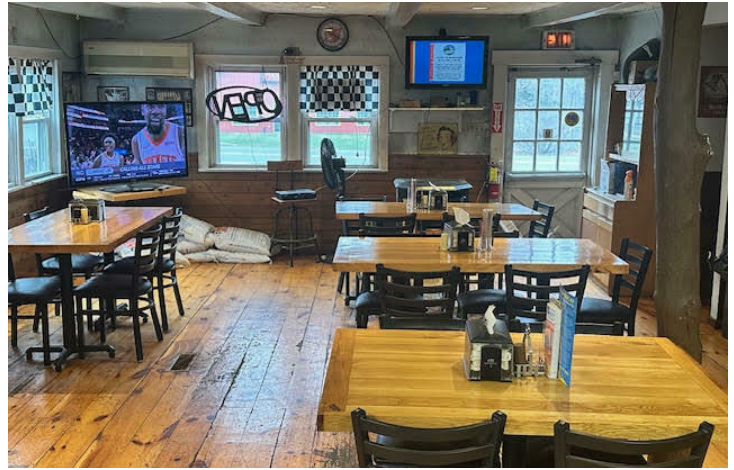
O: 845.222.2672  
plloyd1169@gmail.com

**KW COMMERCIAL**  
9 Bert Crawford Rd  
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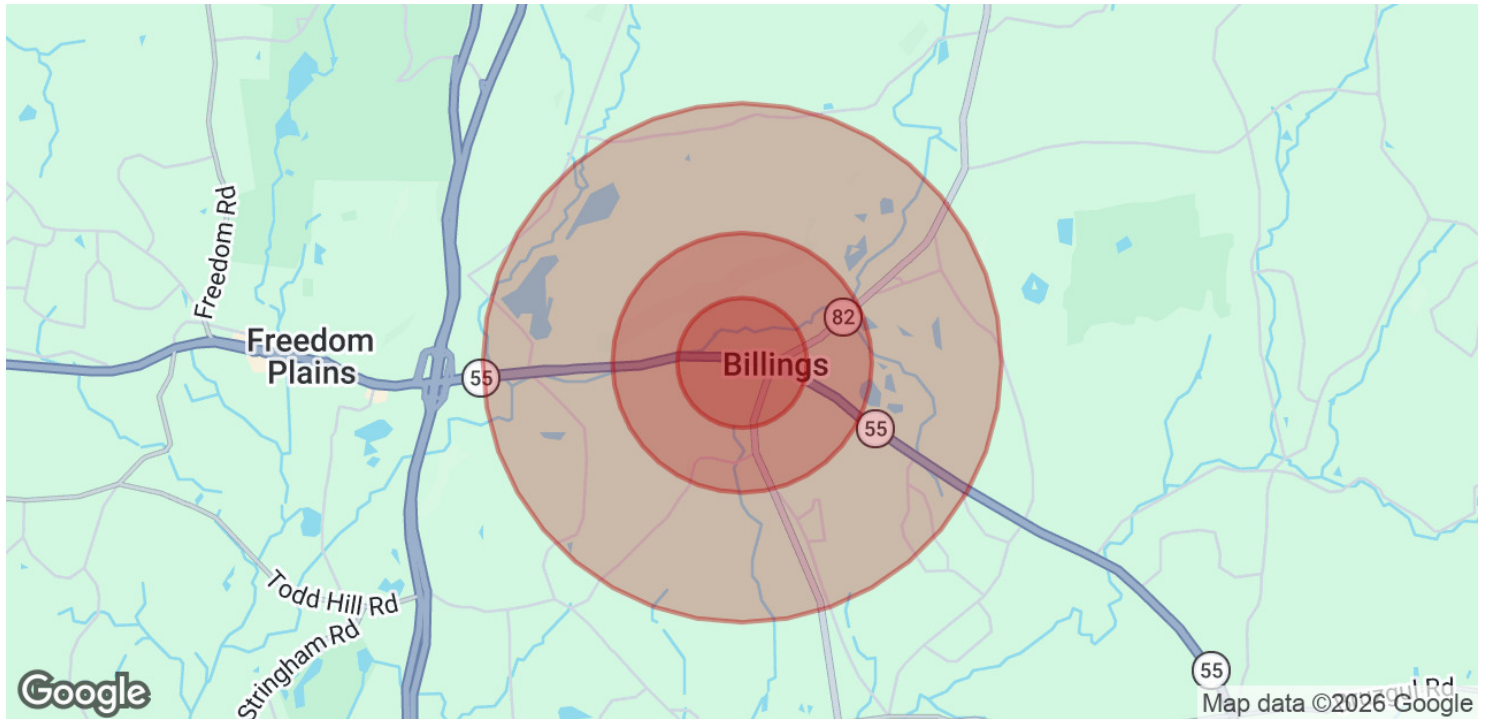
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	59	232	905
Average Age	44.7	43.9	43.9
Average Age (Male)	46.6	45.8	45.9
Average Age (Female)	41.8	41.3	41.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	19	79	312
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$173,265	\$161,939	\$160,209
Average House Value	\$595,006	\$503,891	\$496,650

2023 American Community Survey (ACS)

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