

FOR SALE



OTISVILLE HARDWARE

10 WALLACE STREET, OTISVILLE, NY 10963



RETAIL / WAREHOUSE / SHOP

KW COMMERCIAL - FIRST IN NEW YORK

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

10 WALLACE STREET



OFFERING SUMMARY

PRICE:	\$799,000
TOTAL SF:	9,696
LOT SIZE:	0.23 Acres
PARKING:	Off Street
YEAR BUILT:	1990
RENOVATED:	2011
ZONING:	C-1
# OF BUILDINGS:	2

PROPERTY OVERVIEW

Profitable hardware store and assemblage of buildings in the heart of Otisville, which is a growing area of the County. The real estate is being sold, which is now an existing hardware store operating as Otisville Hardware and presently has franchises of True Value, Do it Best and Benjamin Moore. Inventory is not included nor are franchises. Financials available upon request. Solar on roof which cost \$110,000 is fully paid and included in sale. The main store is 7,296 sf with an accessory warehouse next door of 2,400 sf. Another option is to purchase the business and lease the main store and warehouse. Seller would consider a 1-2 year leaseback and or stay on for a transition period. There is also a two family residential income producing property at 5 Wallace Street, which is not included but could be added on for a price. This is a great opportunity for someone looking to run a small successful business or a long term real estate investment.



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PROPERTY PHOTOS

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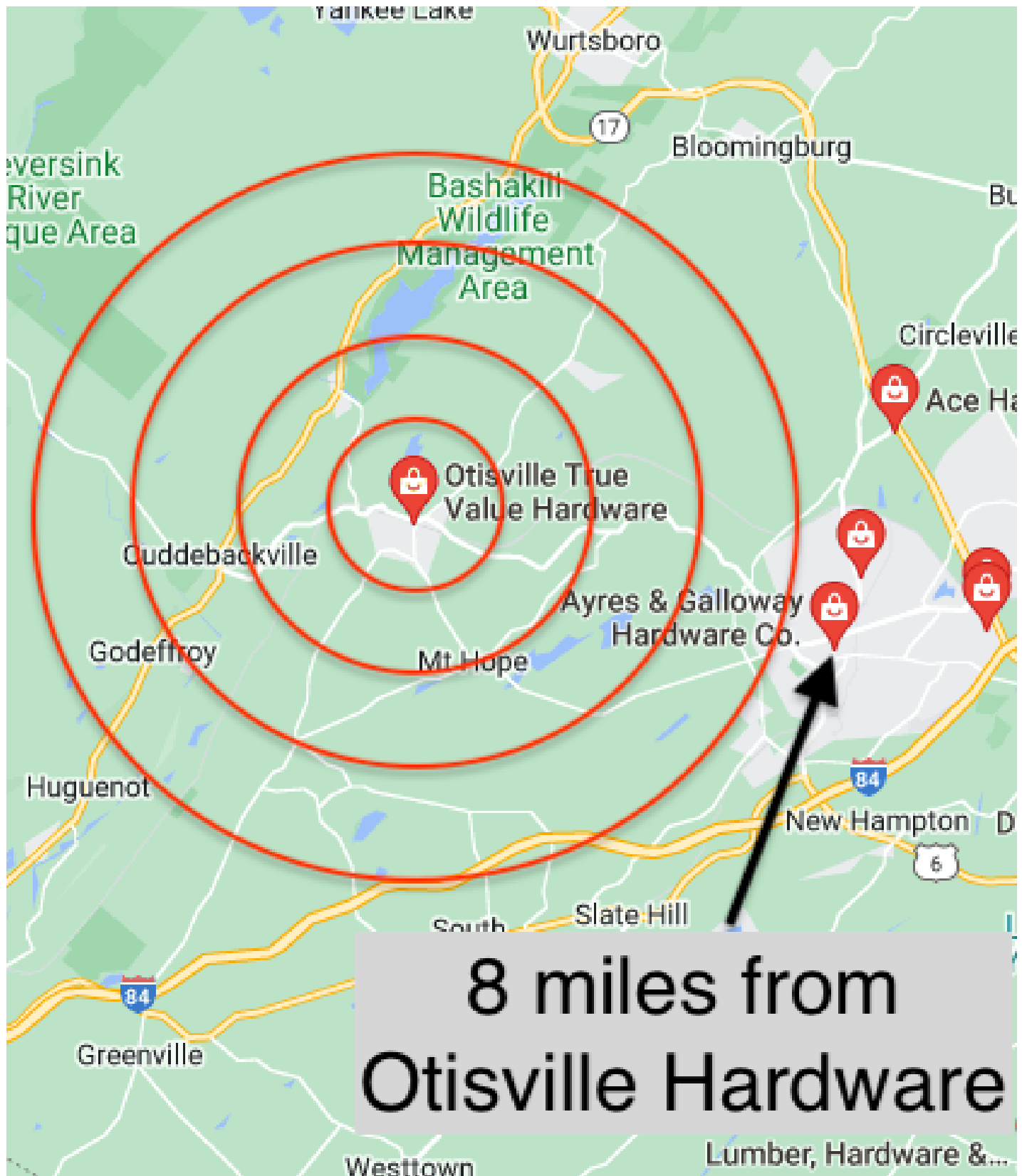
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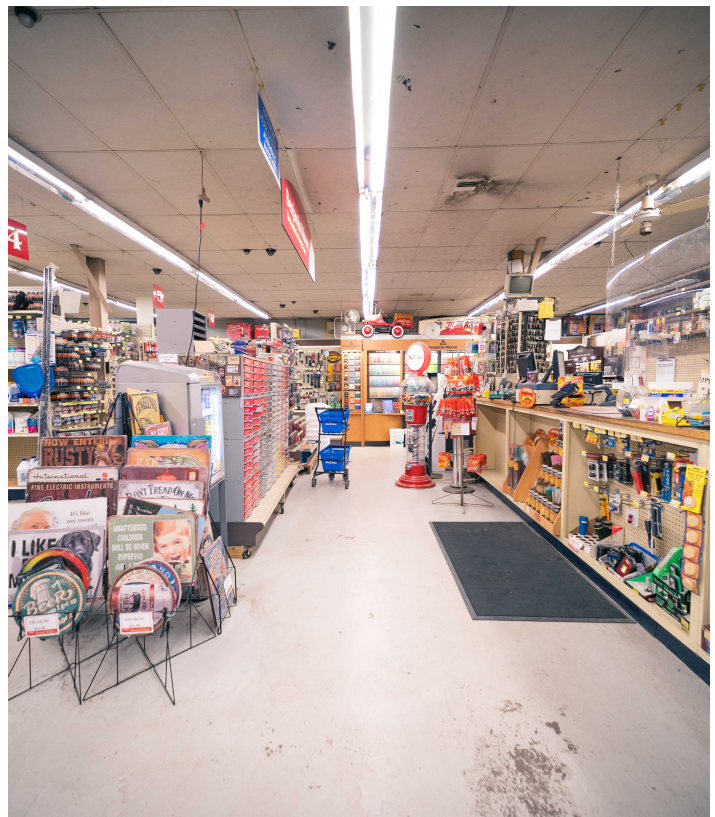
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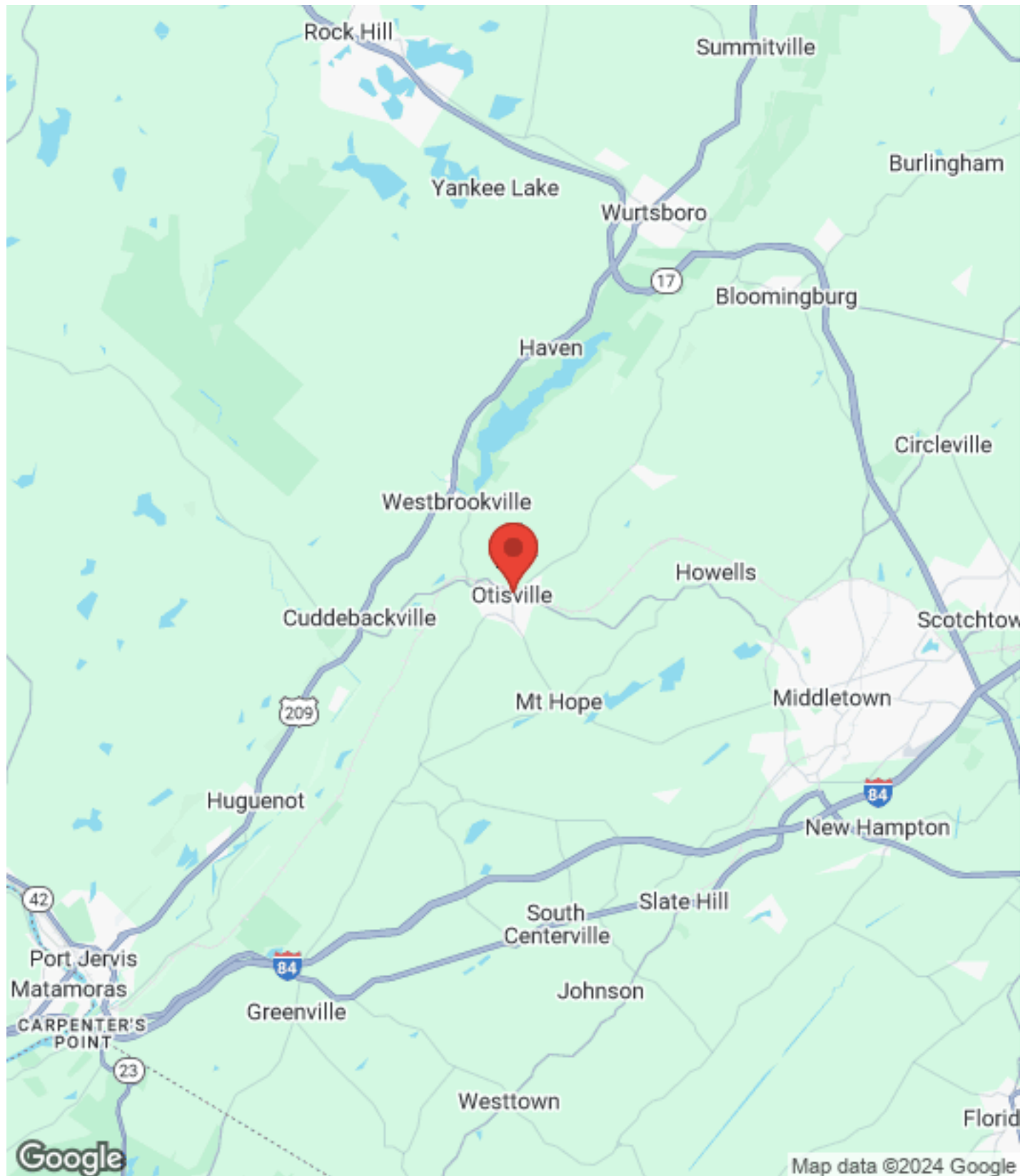
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REGIONAL MAP

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DISCLAIMER

10 WALLACE STREET

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