

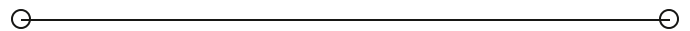


SALE

Stone House Tavern

4802 ROUTE 209

Accord, NY 12404



PRESENTED BY:

THOMAS COLLINS

O: 845.339.9100 x11

thomas.collins@svn.com

NY #10491205234

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Stone House Tavern
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
APN	69.3-2-24
TOTAL BUILDINGS SIZE	3,460 SF
LOT SIZE	3 Acres
YEAR BUILT	1940
YEAR LAST RENOVATED	2024

Step into an exceptional investment/operator opportunity in the heart of Accord, NY. This meticulously renovated property features a spacious 2,2602 SF successful operating restaurant, including all equipment. A true turn key operation! The property includes two additional residential rental units.

Recent enhancements include;

Great outdoor dining area with dedicated restrooms, licensed bar, band stage and covered seating for an additional 70 customers.

Raised roof in the kitchen, an expanded tavern room with a removed wall and an open ceiling, and a new entrance foyer. Noteworthy additions like a beverage walk-in cooler and a glycol 8 beer line tap system promise operational efficiency. With numerous upgrades throughout, inclusive of a fully renovated mobile home, an expansive outdoor dining area, and enlarged parking facilities, this property offers an irresistible proposition for discerning retail and restaurant investors.

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- - Spacious 2,262 SF restaurant building with 2 residential rental units
- - New covered, outdoor seating area with seating for 70 and dedicated bar, restrooms and band stage.
- - Meticulously renovated in 2022-24, blending historic charm with modern functionality
- - Raised roof in kitchen and expanded tavern room for enhanced functionality
- - Added stone work and new entrance foyer for an inviting ambiance
- - Beverage walk-in cooler and glycol 8 beer line tap system for operational efficiency
- - New propane fireplace, bar sink, ice sink, wine cooler, and kitchen equipment
- - Upgraded hot water heater, water filtration system, and air conditioning units
- Enlarged parking facilities and outdoor dining area with separate bar and restrooms.



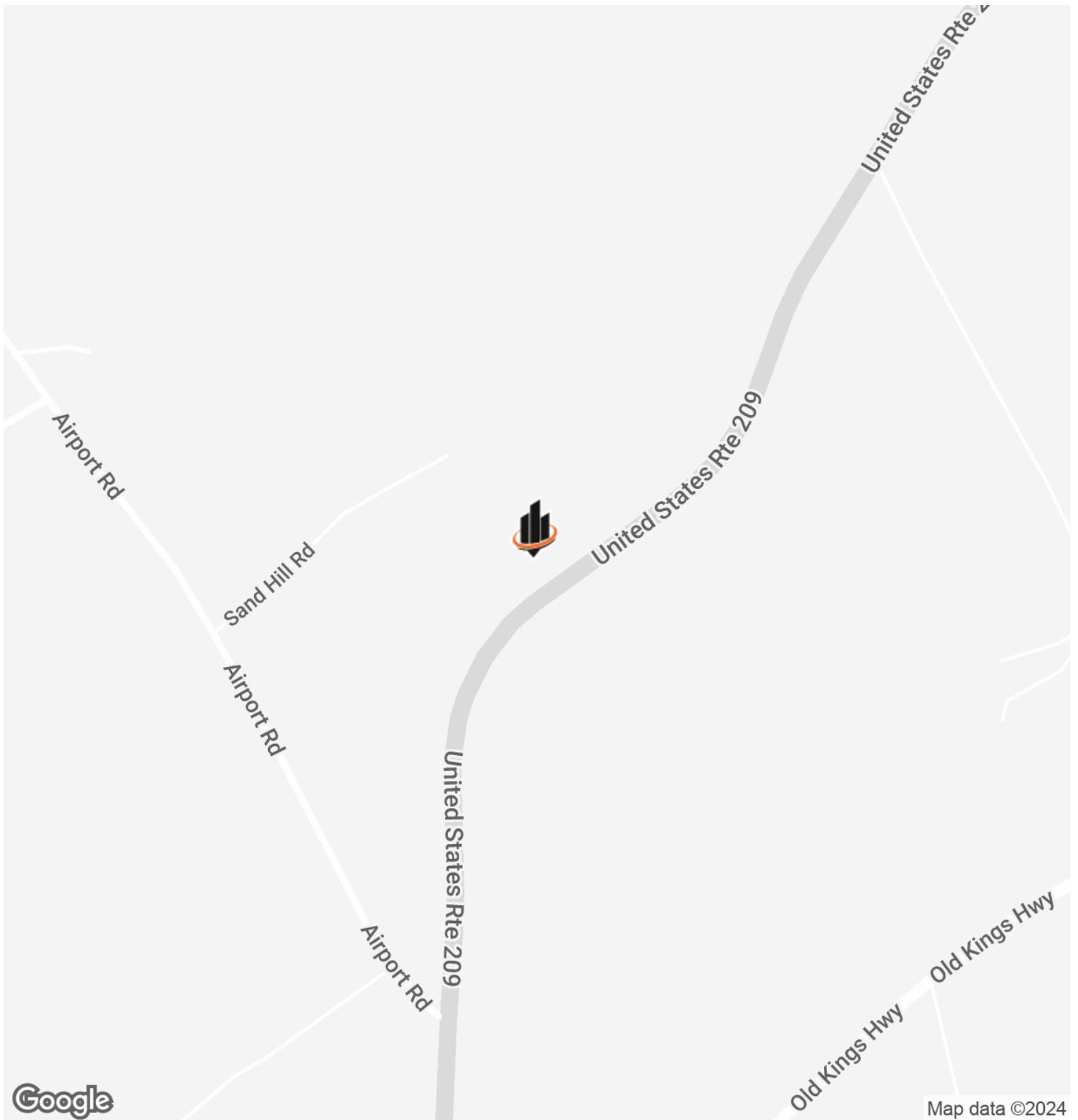
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ADDITIONAL PHOTOS



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LOCATION MAP



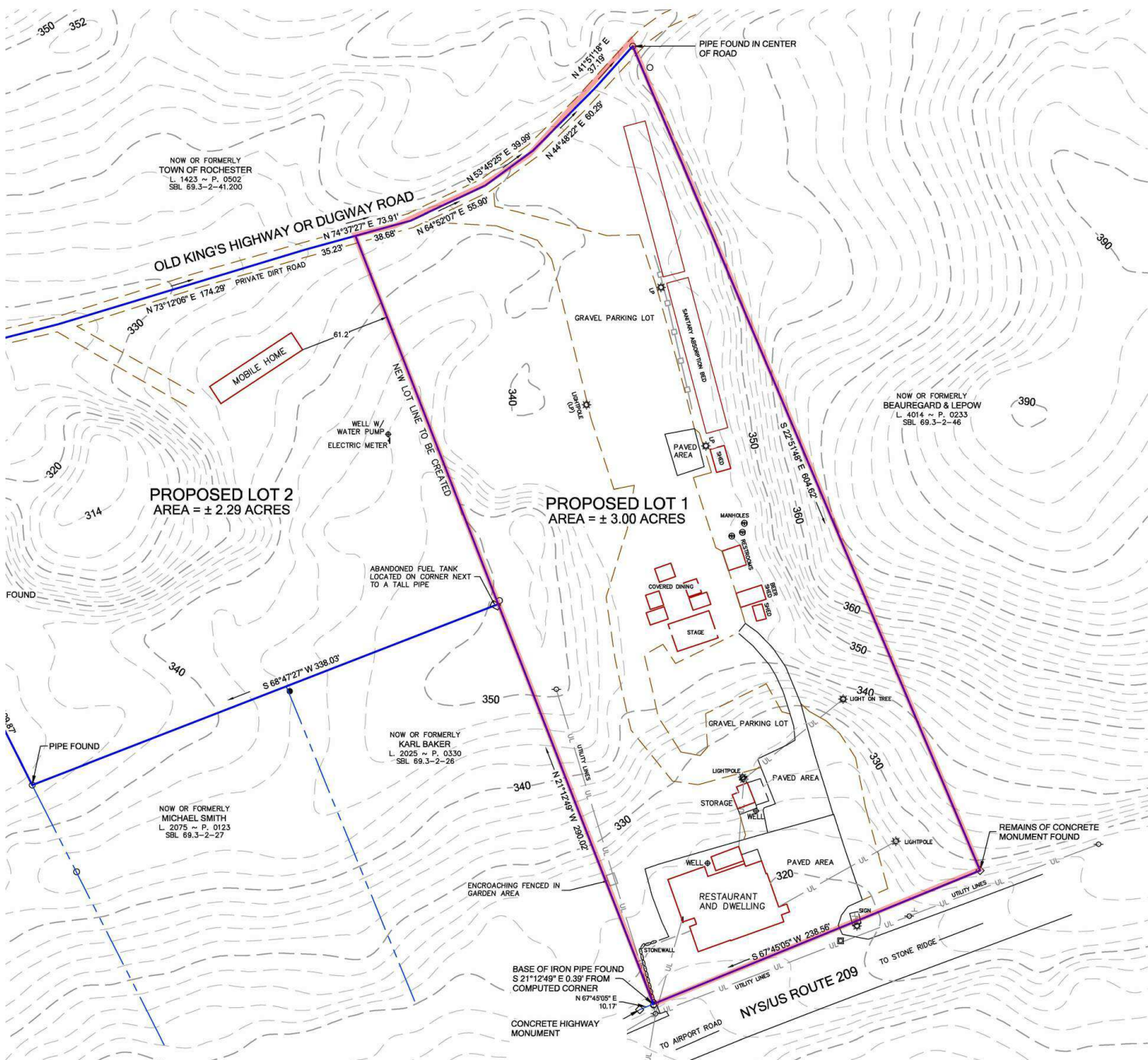
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PROPERTY SURVEY



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

STONE HOUSE TAVERN

PRICE	\$995,000
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OPERATING DATA FOR RENTAL UNITS

STONE HOUSE TAVERN

GROSS SCHEDULED RENTAL INCOME	\$67,800
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VACANCY COST	\$3,390
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GROSS INCOME	\$64,410
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OPERATING EXPENSES	\$22,338
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NET OPERATING INCOME	\$42,072
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RENTAL INCOME & EXPENSES

INCOME SUMMARY

STONE HOUSE TAVERN

TOTAL INCOME	\$64,410
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EXPENSE SUMMARY

STONE HOUSE TAVERN

RE TAXES	\$6,725
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INSURANCE	\$9,913
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2 APARTMENT UTILITIES	\$2,700
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RESERVES	\$3,000
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GROSS EXPENSES	\$22,338
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NET OPERATING INCOME	\$42,072
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RENT ROLL

SUITE	SIZE SF	MONTHLY RENT
Apt 1	600 SF	\$1,450
Apt 2	600 SF	\$1,200
Restaurant	2,260 SF	\$3,000
TOTALS	3,460 SF	\$5,650

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ADVISOR BIO



THOMAS COLLINS

Managing Director

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PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

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