

# Mixed Use FOR SALE

974 Rt 17 Southfields, NY 10975



69 Brookside Ave Suite 225  
Chester, NY 10918

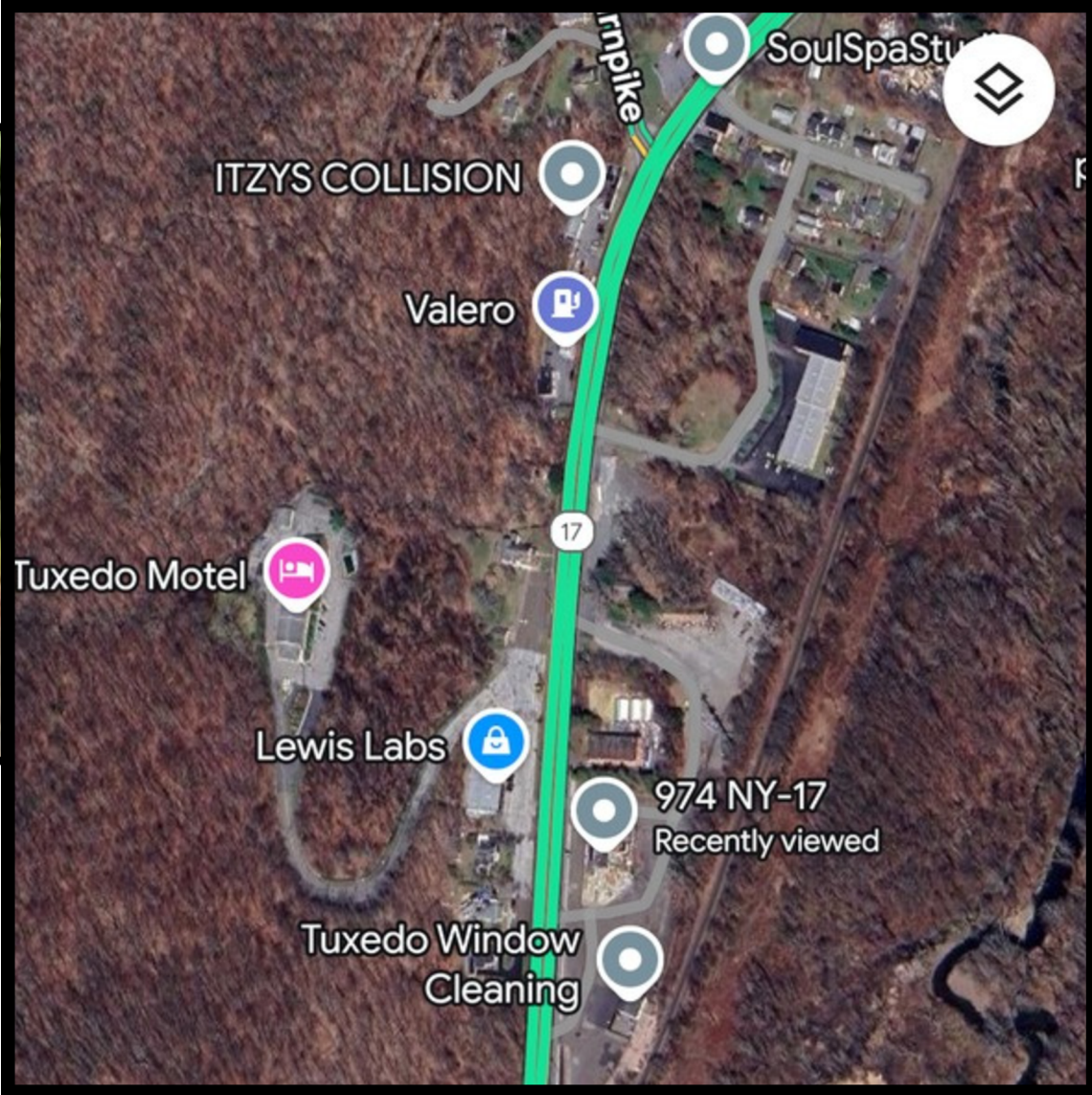
*Presented by:*





# Executive Summary

## 974 Rt 17



### Offering Summary

Price:	Asking \$2,050,000
Building SF:	Approx. 8,000sf
Occupany:	Vacant
Available SF:	Approx. 8,000sf
Lot Size:	3.2 Acres
Frontage:	543 ft
Year Built:	1931

### Property Overview

Discover a rare gem with tons of commercial potential. Boasting 543 sqft of road frontage and 3.2 acres of land to build on, this property provides tons of possibilities. The centerpiece of the property is the Red Apple Rest building, built in 1931 and served for decades as a rest stop for travelers heading to upstate from the city and beyond. The property is zoned S-HB, allowing for a variety of business types. The perfect buyer should look at a vertical mixed use building with residential upstairs and office/retail space on the first floor. The property is minutes from the NYS Thruway and sits between the Tuxedo and Harriman train stops for the NJ Transit line. Woodbury Commons and Lego Land are only minutes away.

### Property Highlights

- Level Lot
- 1 Building with sound framing
- Large Road Frontage
- Commercial uses are restaurant, catering hall, wedding venue, vertical mixed use building, retail warehouse with retail frontage



# Location & Highlights

## 974 Rt 17



### Location Information

Building Name:	Red Apple Rest
Street Address:	974 Rt 17
City, State, Zip:	Southfields, NY 10975
County:	Orange
Market:	Tuxedo
Sub-Market:	Southfields
Signal Intersection:	No

### Location Overview

Hamlet of Southfields

10 minutes from Exit 15A (Sloatsburg) NYS Thruway



# Property Photos

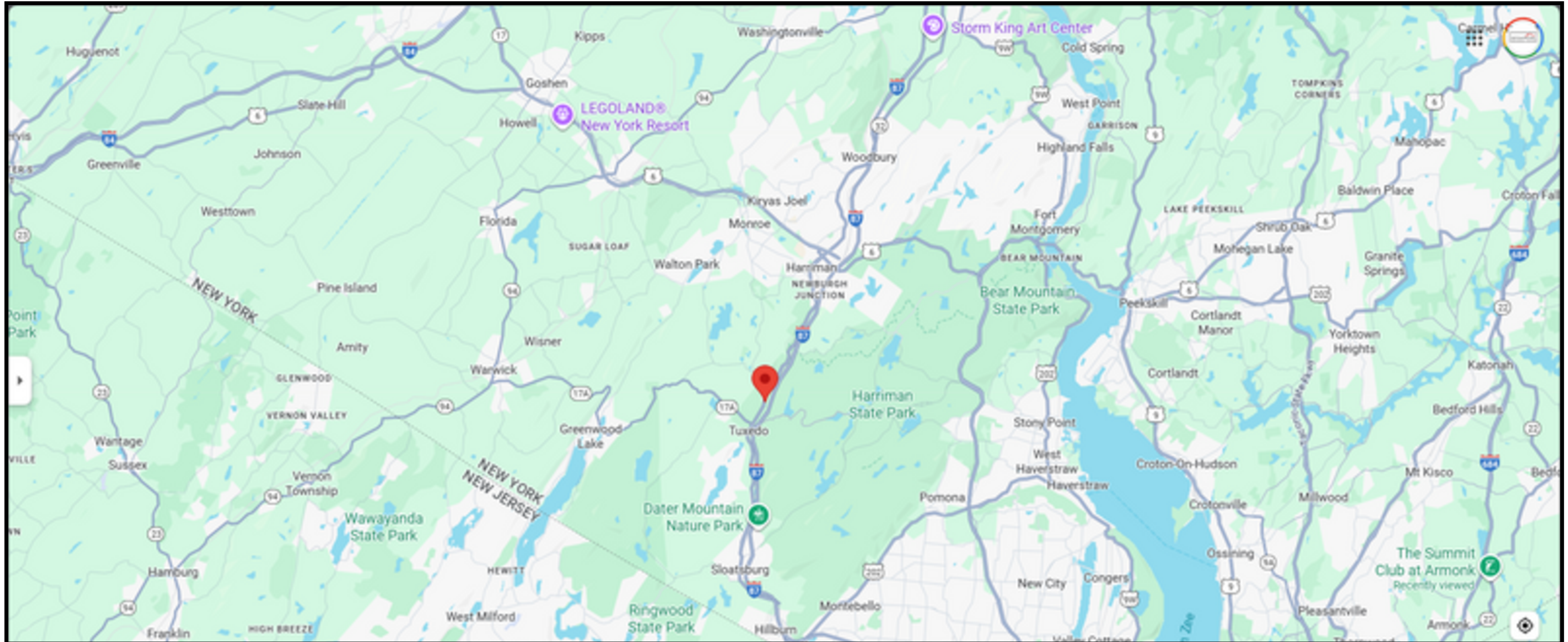
## 974 Rt 17





# Regional Map

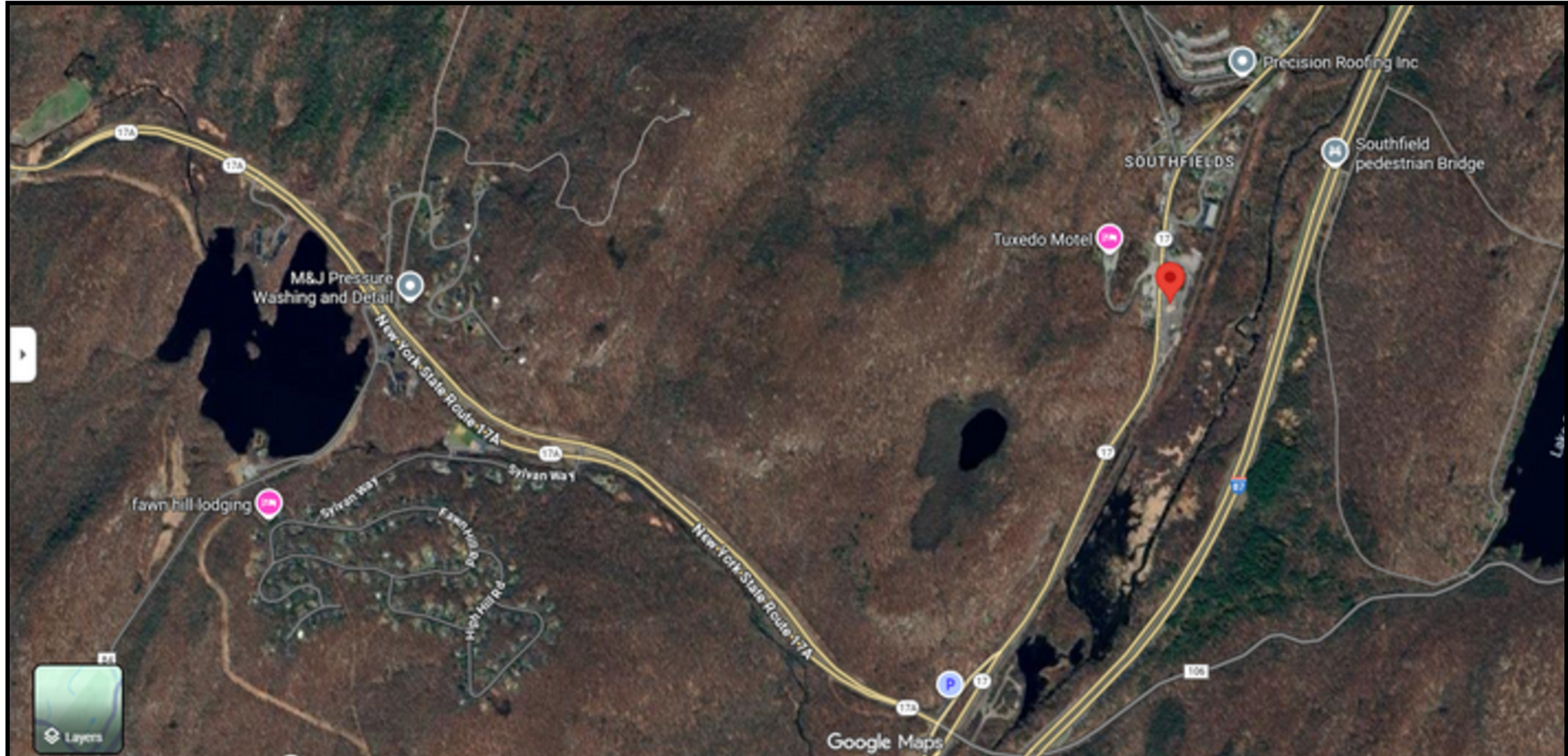
## 974 Rt 17





# Aerial Map

## 974 Rt 17



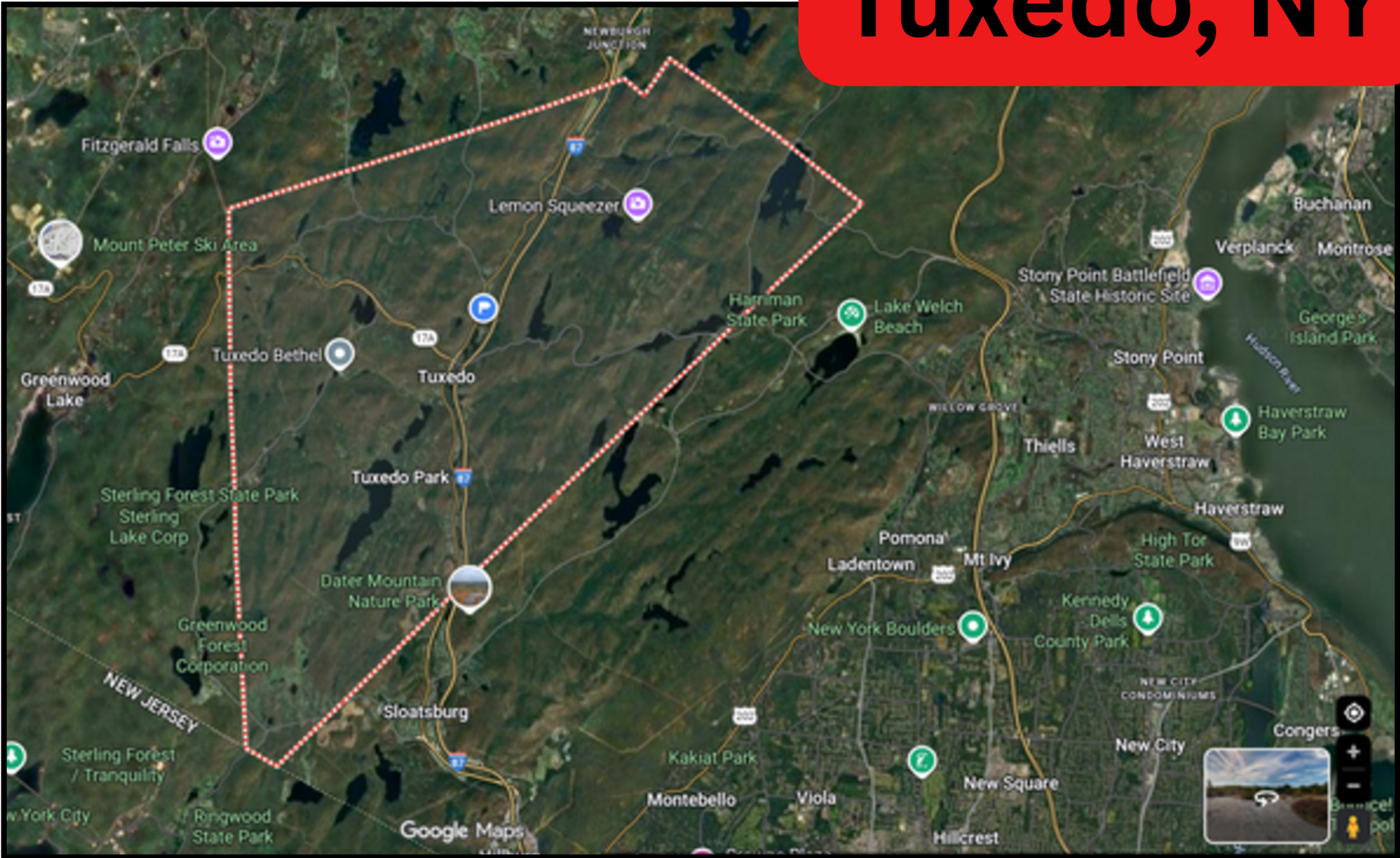


# Demographics

## 974 Rt 17



Tuxedo, NY



Total Population:	3811
Median Household Income	\$140,938
Bachelors Degree or Higher	51.7%
Employment Rate	60.1%
Total Housing Units	1766
Total Households	1539

*\*Taken from US Census Data*



**Todd Knows Real Estate**

ToddKnowsRealEstate.com (845) 629-1345





# Professional Bio

## 974 Rt 17



**Todd Sullivan**

**KW, First In NY**

**69 Brookside Ave, Suite 225**

**Chester, NY 10918**

**License # 10401342107**

**Cell: (845) 629-1345**

**ToddKnowsRealEstate@gmail.com**

**ToddKnowsRealEstate.com**

I've always had a hand in the trades and after spending 13 years in the automotive field, I moved over to the Carpenters Union. I spent a few years there but always found myself yearning for more variety. I later joined the IATSE 311 Stagehands local, and started building shows for Broadway, other live shows and music performances. I furthered that path and also joined the IATSE 52 Motion Picture Studio Mechanics local, where I build sets for TV and motion picture films.

I always held an interest in architecture and unique locations, so I became a licensed real estate salesperson and have sold many residential properties throughout the Hudson Valley. Through my love of the entrepreneurial spirit, I have expanded my scope by now helping business owners, builders and others in finding the suitable commercial properties that best fit their needs and wants.

I co-started a team, The We Know Real Estate Team where we share a great deal of talent, knowledge and strengths. Our team holds licensing in NY and PA currently.

I get a great amount of satisfaction from my collection of talents and skills and in many cases the ability to intermingle them.





# Disclaimer

## 974 Rt 17



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*Presented By:*

Todd Sullivan

NYS Licensed Real Estate Salesperson

Cell: (845) 629-1345

ToddKnowsRealEstate@gmail.com

License # 10401342107

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