

# SALE

## THE CABOOSE

151 New York 28 Inlet, NY 13360



SALE PRICE

\$550,000

**Nicholas Torpey**  
(585) 260-2479

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

## 3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

## 158 OFFICES, 45 COUNTRIES

## OVER 18,400

Transactions

## \$7.67 BILLION

Sales Volume

## \$1.01 BILLION

Lease Volume

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### PROPERTY DESCRIPTION

Nestled in the heart of Inlet, NY—a prime Adirondack destination—this unique income-generating property offers unmatched visibility and charm. With thousands of tourists flocking to the area each summer, this high-exposure location is perfect for both hospitality and food service ventures.

The main residence currently operates as a popular Airbnb, featuring inviting living spaces, a cozy bedroom, and a peaceful front porch that captures the Adirondack spirit—ideal for weekend travelers or extended-stay guests.

Just steps away, a converted vintage caboose steals the spotlight as a beloved walk-up sandwich shop. With its eye-catching exterior, established branding, and convenient setup, “The Caboose” draws a steady stream of foot traffic all season long.

### OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	2
Building Size:	1,561 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	27	60
Total Population	22	54	117
Average HH Income	\$104,940	\$104,940	\$104,817

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Whether you're looking to expand your Airbnb portfolio, operate a seasonal café, or simply own a piece of Inlet's character, this property offers rare flexibility and proven income potential in one of the region's most visited towns.

### LOCATION DESCRIPTION

Located in the vibrant area of Inlet, this location offers an array of nearby points of interest that can enhance the appeal of any office or office building investment. Just a stone's throw away, investors can find popular attractions such as the Adirondack Museum, Enchanted Forest Water Safari, and the scenic Fourth Lake. The bustling Main Street area is home to charming shops, inviting eateries, and essential amenities, providing convenient options for employees and visitors. With its proximity to stunning natural landscapes and recreational opportunities, the area creates a desirable work-life balance for potential tenants. Embrace the prospect of investing in a location that beautifully merges business potential with a captivating and diverse community.

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### PROPERTY HIGHLIGHTS

- A rare opportunity to own a dual-income property in the heart of Inlet—one of the Adirondacks' most popular tourist destinations.
- Hamilton County took in \$1.7 billion in travel spending in 2023
- Charming Home Used as Airbnb
- Fully furnished and currently operating
- Welcoming porch, cozy interior, and guest-ready setup
- Ideal for short-term rental or personal use
- Historic Caboose Converted into Sandwich Shop
- Beloved walk-up café with local name recognition
- Functional kitchen, service window, and menu setup
- Perfect seasonal business with loyal following
- Situated in downtown Inlet with constant foot traffic
- Directly benefits from Adirondack tourism boom
- Tremendous summer visibility and brand potential
- \*Neighborhood Institution
- The Caboose is a local favorite and part of Inlet's identity
- Trusted stop for tourists and locals alike
- Rapid Growth & Income Potential
- Proven Airbnb revenue stream
- Seasonal café with high daily volume in summer months
- Expandable branding, merchandising, or catering potential
- This is more than a property—it's an opportunity to own a piece of Inlet's culture and capitalize on the region's tourism-driven economy.

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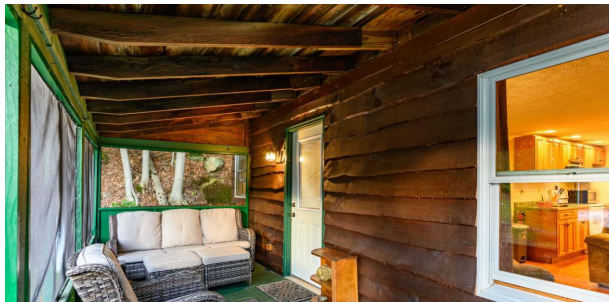
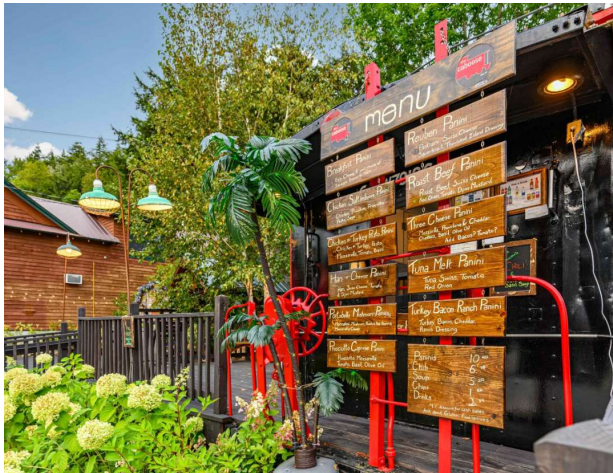
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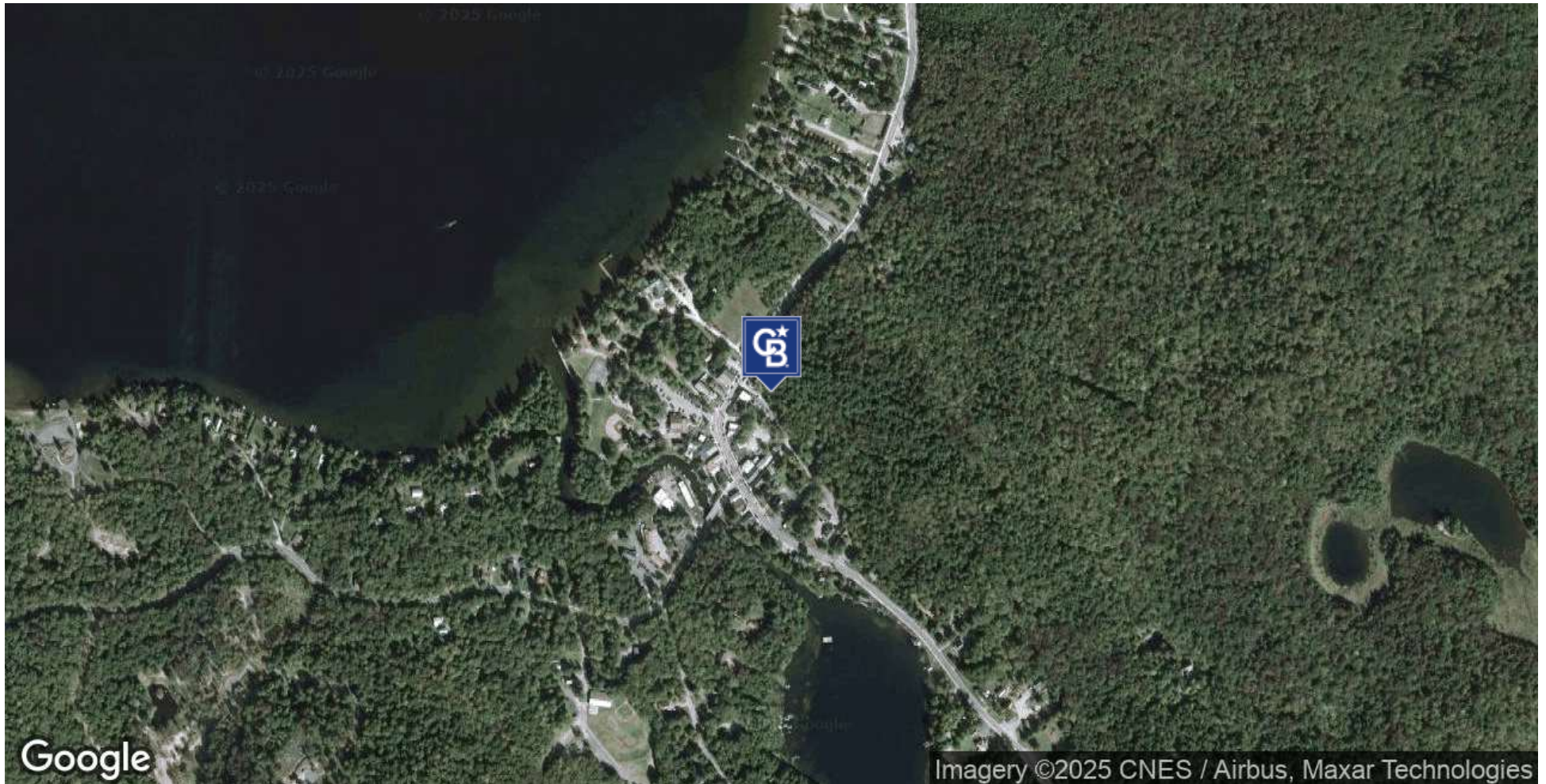
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