

FOR SALE

Residential Summer Camp on Expansive Grounds

MID-HUDSON VALLEY, NY

Elizaville, NY 12523

PRESENTED BY:

NILGUN FOLEY

O: 845.339.9100 x12

[nilgun.foley@svn.com](mailto:nilgun.Foley@svn.com)

NY #10401333557



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Guidance
SALE OF BUSINESS:	Negotiable
BUILDING SIZE:	76,354 SF
LOT SIZE:	162 Acres
ZONING:	LDR-2
STATUS:	Active Children's Camp

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PROPERTY OVERVIEW

A private residential summer camp in its 6th decade of operation. The Property accommodates 250 Campers plus Counsellors and Staff. Current arrangement is all single wooden beds in 17 spacious, sturdy cabins. A 3,400 SF infirmary with large dormitory style rooms can accommodate additional campers. There are various large indoor facilities for sports, arts, recreation, canteen, and dining. 4 large open athletic fields, 16 courts, hockey rink, go kart track. Two spring-fed lakes and two pools.

PROPERTY HIGHLIGHTS

- The Property accommodates 250 campers all on single beds; switching to bunk beds would easily increase capacity.
- 17 Spacious, Sturdy Wooden Cabins, a large 3.400 SF Infirmary
- The 5,000 SF Club building can be converted into a 2nd Dining Hall.
- A 6,000 SF Director's House, a Lodge with 8 private rooms, a Modular Home Various Large Indoor Facilities for Sports, Arts, Recreation, Canteen, Dining.
- 4 Large Open Athletic Fields, 16 Courts, Hockey Rink, Go Kart Track.
- Two Spring-Fed Lakes and Two Pools.

MANICURED GROUNDS



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LARGE WOODEN CABIN DORMITORIES



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MAIN HOUSE & NEARBY BUILDINGS



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COURTS & POOL



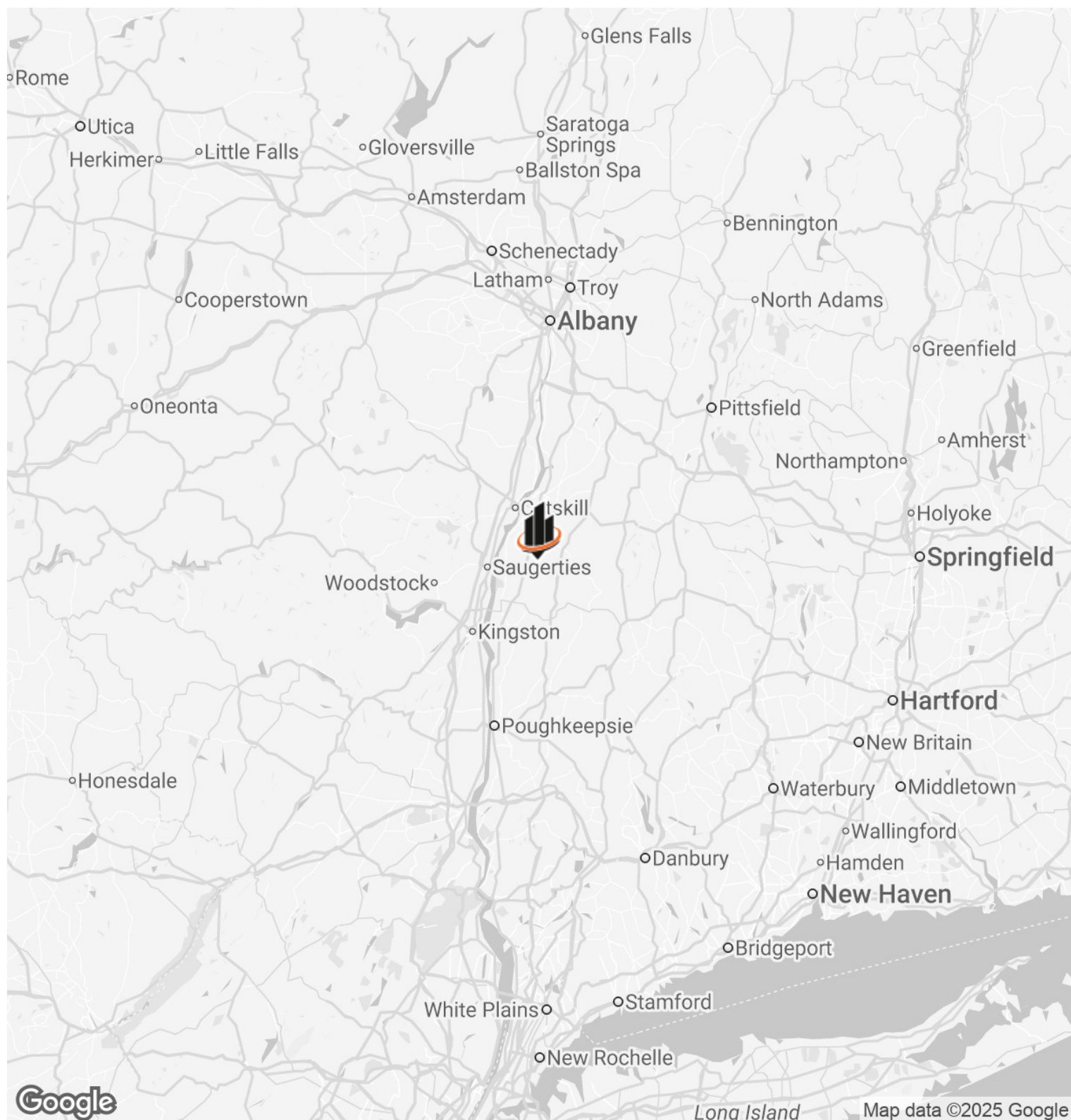
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INDOOR PHOTOS



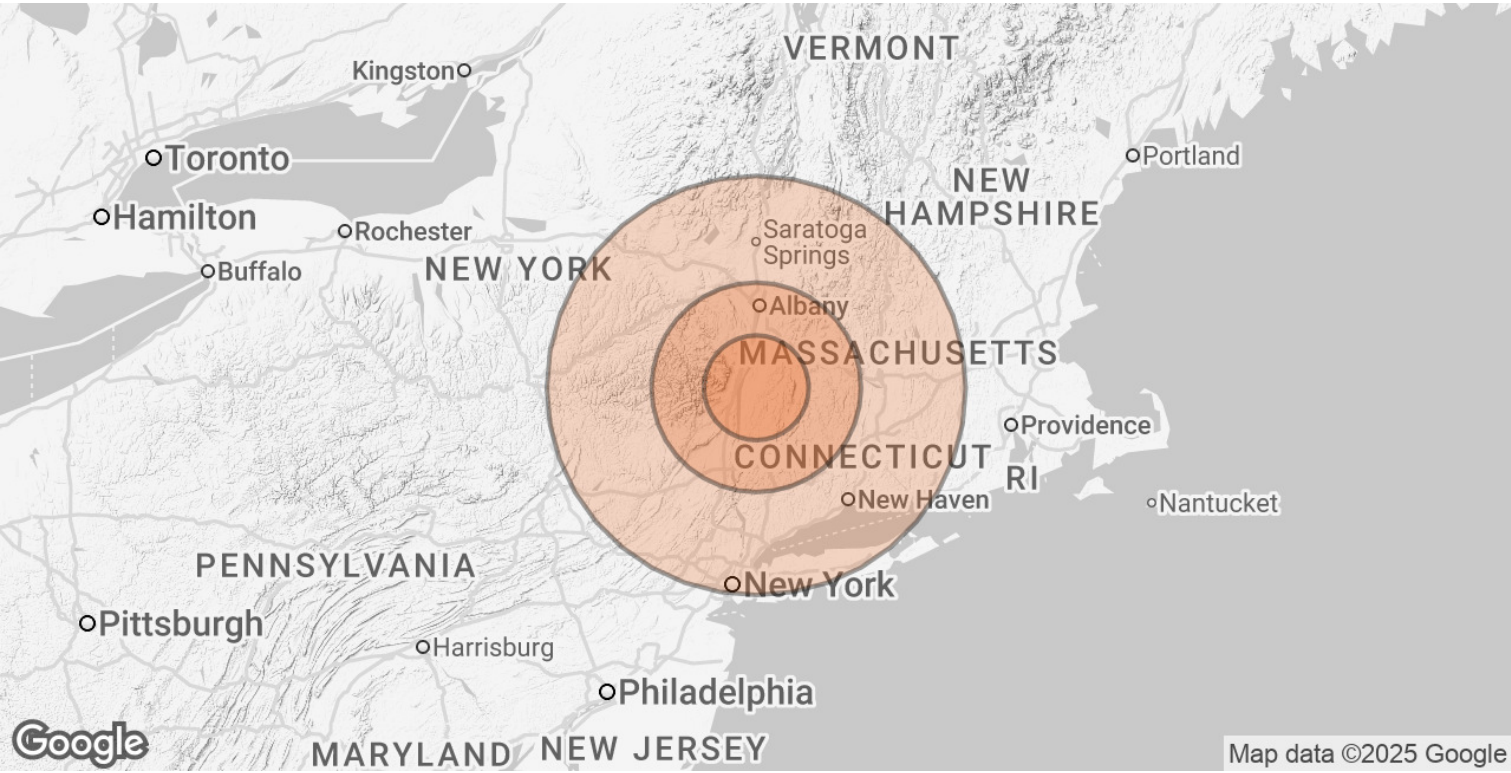
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	25 MILES	50 MILES	100 MILES
TOTAL POPULATION	321,406	1,733,839	19,421,912
AVERAGE AGE	45	43	41
AVERAGE AGE (MALE)	43	42	40
AVERAGE AGE (FEMALE)	46	44	43

HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
TOTAL HOUSEHOLDS	133,712	697,382	7,373,505
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$115,393	\$123,804	\$130,896
AVERAGE HOUSE VALUE	\$411,953	\$404,500	\$628,172

Demographics data derived from AlphaMap

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ADVISOR BIO 1



NILGUN FOLEY

Associate Advisor

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Direct: **845.339.9100 x12** | Cell: **845.332.5458**

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PROFESSIONAL BACKGROUND

Nilgun Foley joined SVN Deegan-Collins Commercial Realty in 2019. She has a strong background in finance and business development. Raised in Istanbul, Turkey, and college-educated in the U.S., Nilgun lived and worked in Istanbul, Boston, London and Frankfurt prior to returning to the tri-state area with her family. Her professional experience spans multinational corporations such as Bank of Boston and Lafarge S.A.; mid-size family owned service sector players such as Tuyap Inc.; and independent consultancy assignments for financial intermediaries and community banks in Connecticut and New York.

Nilgun started her commercial real-estate career in Stamford, CT and was with NAI Mertz in Southern NJ prior to joining SVN's Hudson Valley office. At SVN, she joined forces with SVN Hospitality Council to promote SVN's Hospitality Brokerage Group in the State of NY and beyond through the relationships she continues to forge with hoteliers, investors, lenders, and specialty brokers. Nilgun is highly adept at finding her bearings swiftly and relies on her wide-spectrum of experience in various business sectors in very different markets. She has a deep understanding of credit & financial analysis and is experienced in volatile markets. Nilgun's well-developed client engagement skills place her in an excellent position to deliver exceptional solutions locally and nationally.

EDUCATION

Skidmore College – B.A. in Economics, Phi Beta Kappa

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SVN BY THE NUMBERS

SVN[®] by the numbers

200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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