

# MAKE YOUR DREAMS REAL



Welcome to the historic charm of Roxbury, NY, where the past and present harmonize in this renovated 1889 multi-use gem. This versatile building seamlessly blends commercial and residential spaces, catering to investors or those seeking a distinctive lifestyle.





# A TURNKEY OPPORTUNITY

The ground floor welcomes you with an inviting storefront, ideal for continuing its retail legacy or realizing your entrepreneurial dreams. Whether envisioning a boutique, gallery, café, or office space, the options are limitless.

\$65,000 includes:

- \*Roxbury General name, signage and goodwill
- \*Sales/Inventory system and computer, receipt printer, printer/copier
- \*Merchandise inventory
- \*Free-standing display tables, racks, rugs, counter

EXCLUDED: 4 large framed photographs and 2 antique floor lamps

Inventory alone will be sold at cost, with cost to be determined by report generated from system, typically \$45K +/- \$10K

Fixtures alone to be priced and sold separately



# SUITE A RENTAL UNIT

Upstairs, discover a vacation rental unit exuding warmth and character. This comfortable 3-bedroom apartment offers a retreat for visitors and the potential to transition into your private oasis or ongoing income stream.

Furniture, kitchenware and bathware are available for purchase \$3,000

Excluded: Art on the wall, entry hall large rug, living room rug



# SUITE B RENTAL UNIT

At the rear, an additional 1-bedroom apartment currently used as a hair salon also offers living or income possibilities. This unit can easily be transformed into a living apartment if so desired.

To be sold empty, refrigerator and stove included in the price Other furnishings, large sink, and washer and dryer are property of current tenant and will be removed prior to closing, unless otherwise decided between buyer and tenant.



# BUILDING EXPENSES

Monthly Expenses Annualized	Utilities	Heat /HWater	Elec	Total
	2022	5660.25	2086.27	7746.52
	2023	4268.27	1597.27	5865.54

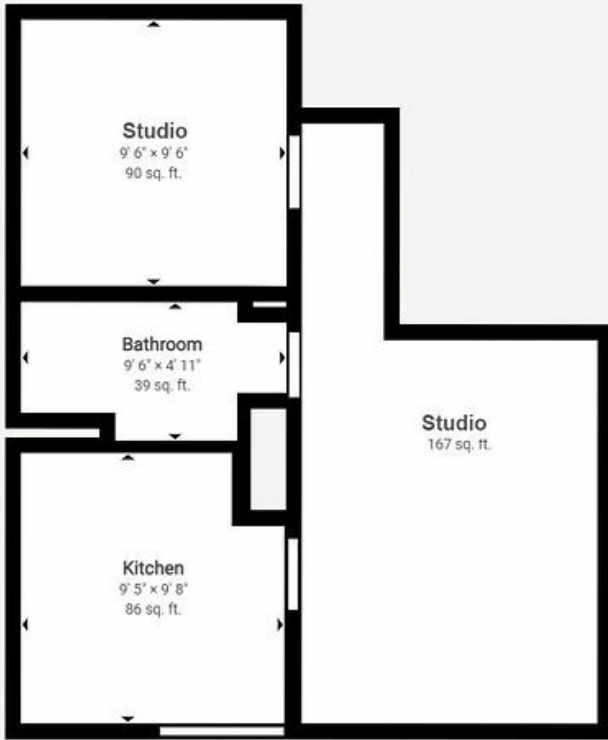
\*propane fuel for heat and hot water

Taxes	Property	School	Total
2022	1520.34	1149.61	2669.95
2023	1579.30	1169.50	2748.80



# RENTAL INCOME SUITE A

Year	AirBnB	VRBO	Direct	Total
2022	9988	11909		23919
2023	7885	10807	4000	24715



 Matterport Property Report:

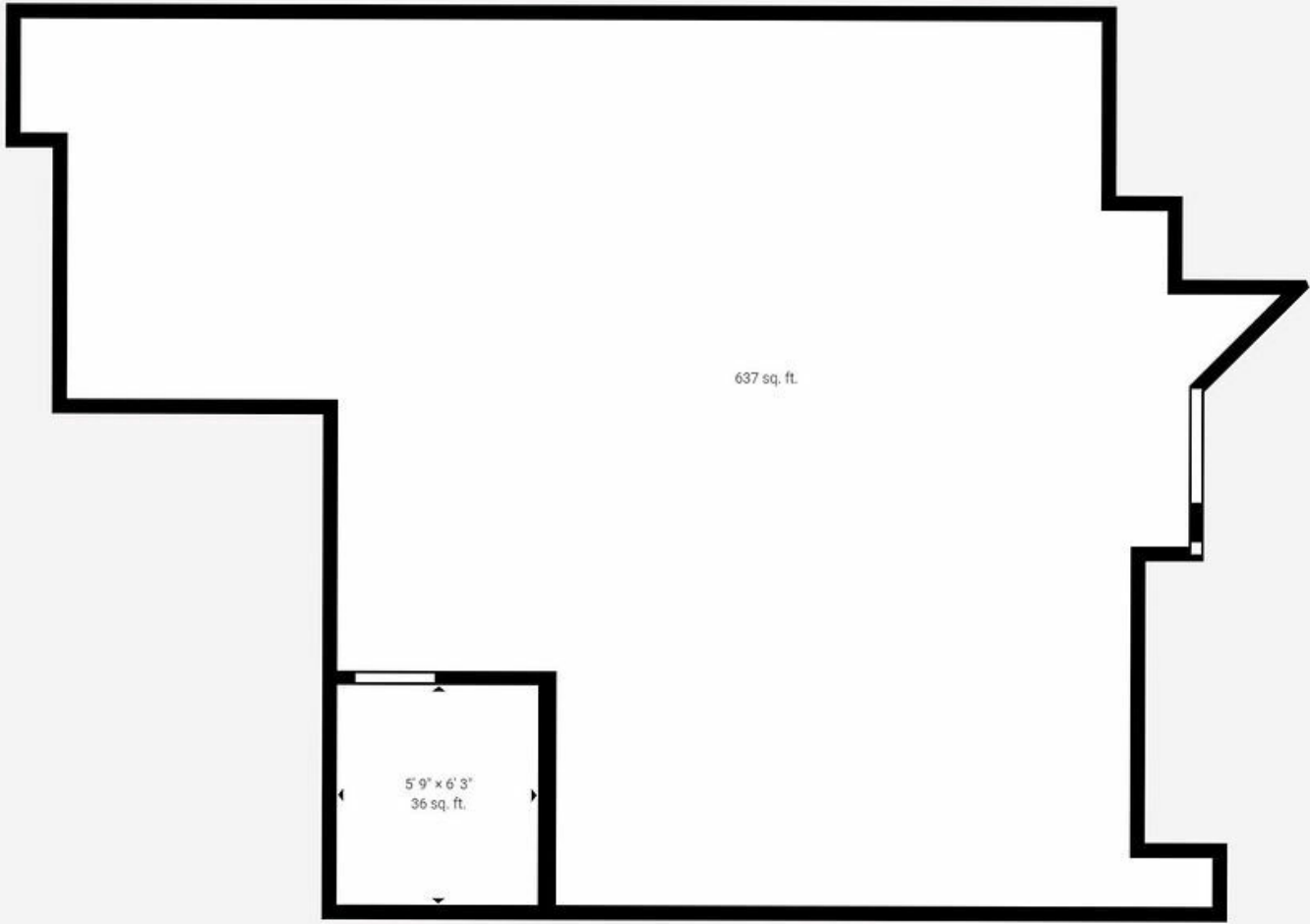
52597 NY-20, Babylon, NY 11714

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# RENTAL INCOME SUITE B

.Year	AirBnB	VRBO	Contract
2022			5400
2023			5400



# RENTAL INCOME

Rental income of both units combined

2022            29319

2023            30115





# BUILDING IMPROVEMENTS

2017: Building purchase and renovations

Rebuild of front entrance, Repair of various wood parts, Painting of façade  
Addition of ramp access to Suite B (rear apt), Repair basement entrance  
Took interior of all areas down to studs, Heating system is a “backpack” system that provides hot water on demand, it was installed by Sunrise in 2021 and is powered by Propane.

Suite A, upstairs apt: New sheetrock, Rewired, Repaired plumbing, Added half bath, Full bath: new fixtures, new tub, new tile, Repainted all surfaces, Sanded/Refinished Floors, added washer/dryer, New Kitchen + Appliances  
Suite B: New sheetrock, Rewired, Repaired plumbing, Repainted all surfaces, Sanded and finished floors, Kitchen: new fixtures, appliances, and cabinets, Bathroom: new fixtures

Store area: New sheetrock, Repainted all surfaces, New tin ceiling, Added half bath, New lighting, Sanded and finished floor, Replaced windows, Rebuilt column, Added built-in shelving,

Exterior: new roof 2023, entire exterior repainted, shed repaired.



Listing Provided by:

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