

SALE

Ro-Lin Lanes

3974 ROUTE 9G

Red Hook, NY 12571

PRESENTED BY:

JOSEPH DEEGAN, CCIM

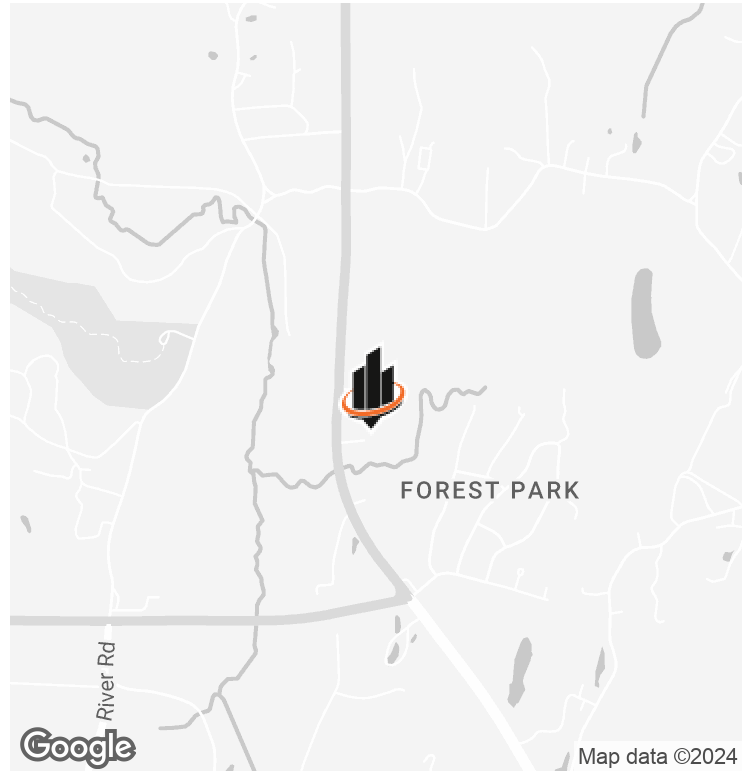
O: 845.339.9100 x14

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NY #10491205235



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
BUILDING SIZE:	17,166 SF
AVAILABLE SF:	
LOT SIZE:	4.9 Acres
PRICE / SF:	\$46.31
YEAR BUILT:	1962
ZONING:	RD3 - Rural Development 3
MARKET:	Kingston MSA
SUBMARKET:	Rhinebeck/Red Hook
APN:	6172-00-504105

PROPERTY OVERVIEW

Former Bowling Alley for sale. Lanes could be put back to use/scoring system and pin setters are operational. The building lends itself to a conversion given the largely free span construction internally.

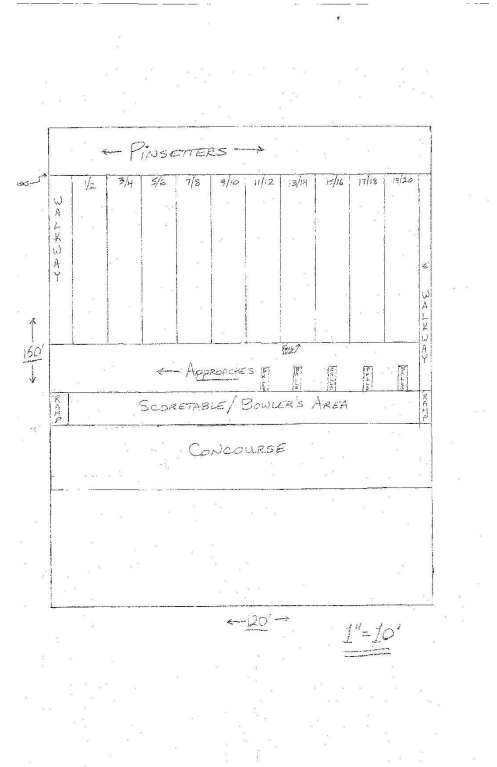
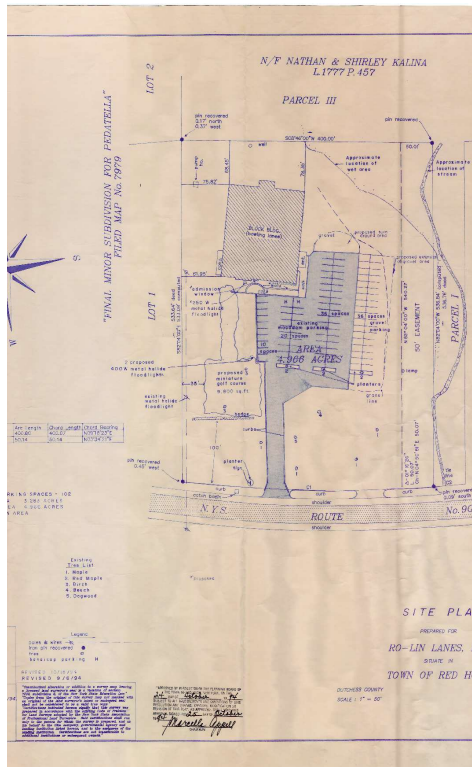
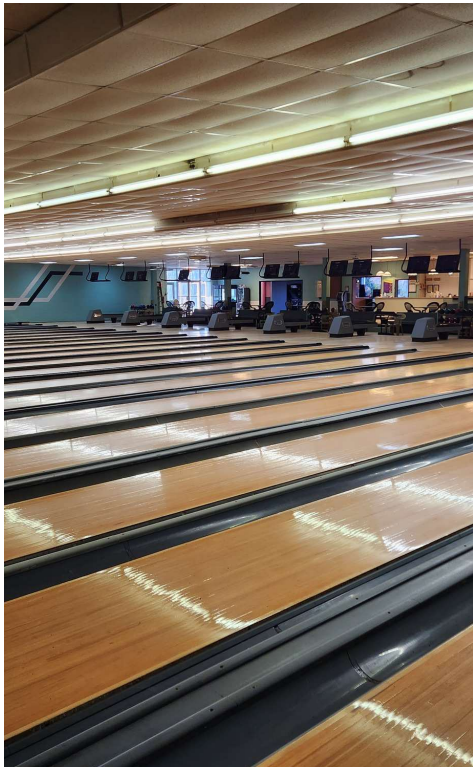
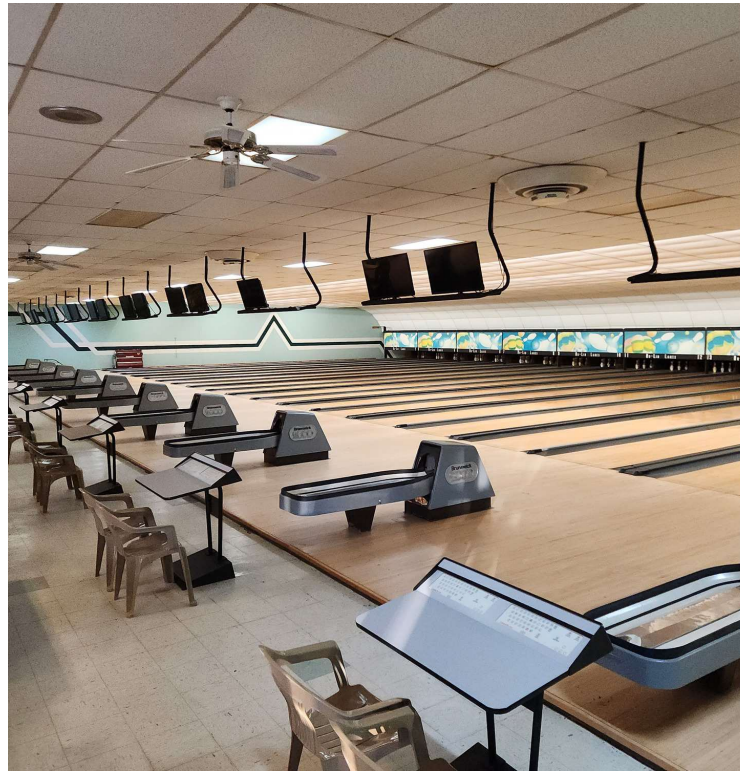
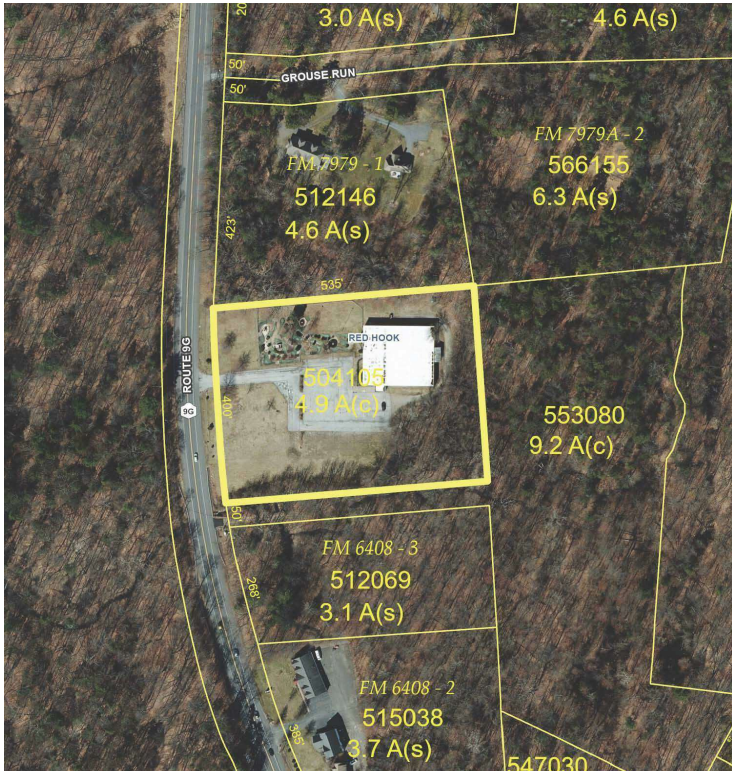
PROPERTY HIGHLIGHTS

- Highly adaptable building for sale
- Easy access to Ulster County's Retail and commercial business district
- Centrally located between Red Hook and Rhinebeck's business centers
- 4.9 acres
- Former mini-golf on site that could be re-imagined.
- Ample on-site parking

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ADDITIONAL PHOTOS



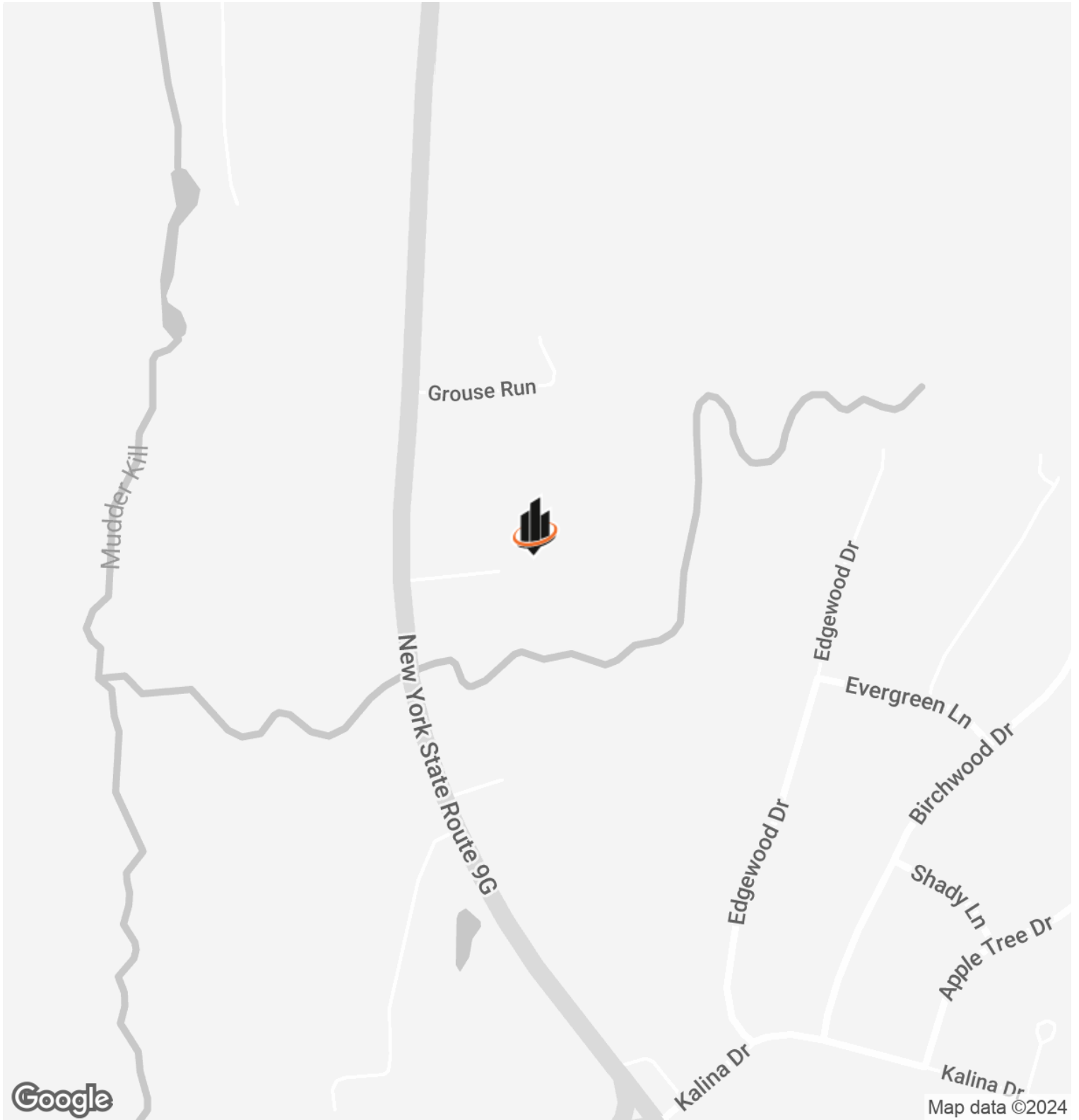
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LOCATION MAP



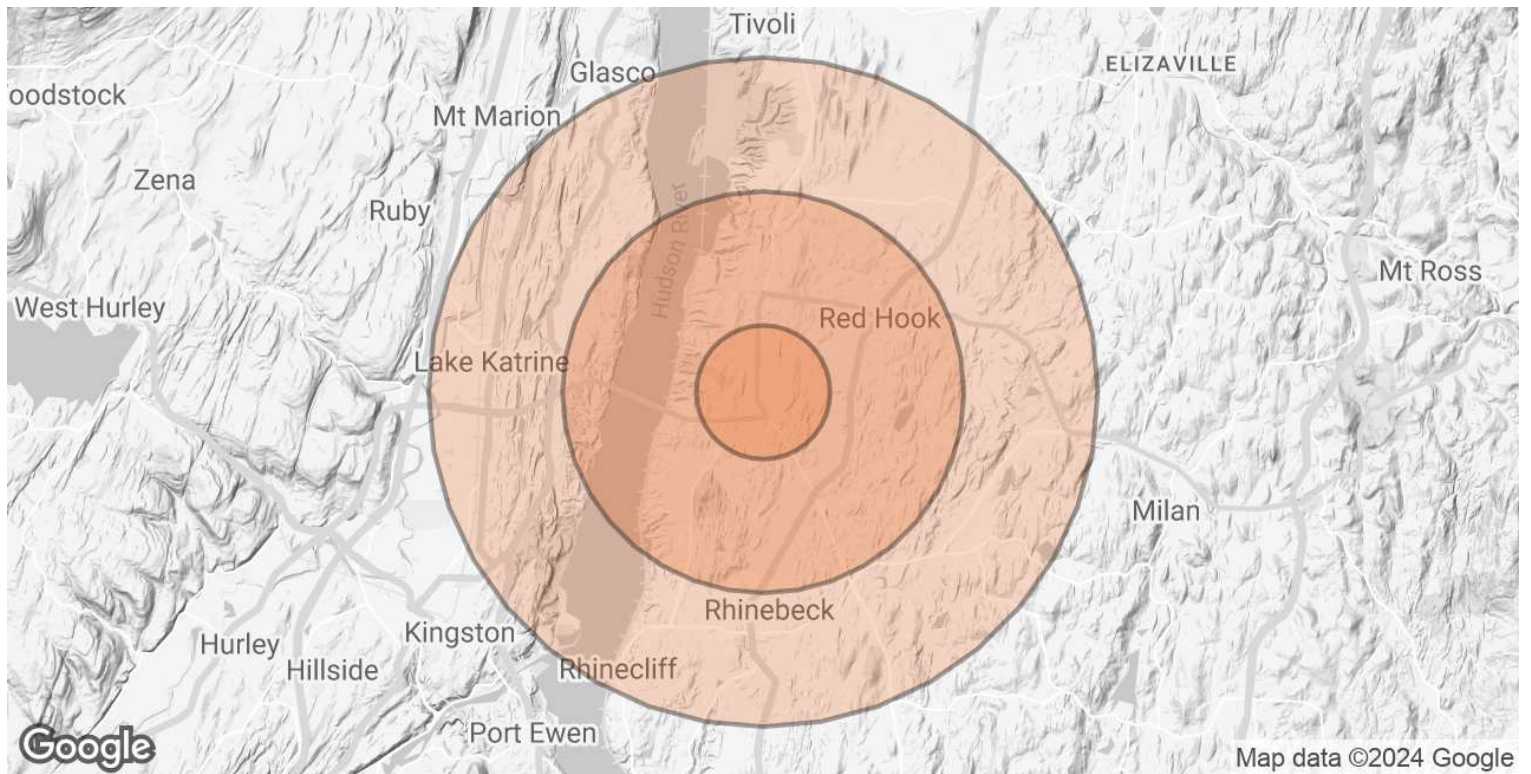
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	738	8,688	25,336
AVERAGE AGE	38.6	43.9	46.0
AVERAGE AGE (MALE)	34.9	42.4	43.7
AVERAGE AGE (FEMALE)	40.6	44.9	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	272	3,653	11,080
# OF PERSONS PER HH	2.7	2.4	2.3
AVERAGE HH INCOME	\$94,615	\$97,469	\$89,632
AVERAGE HOUSE VALUE	\$308,231	\$303,024	\$282,384

2020 American Community Survey (ACS)

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