

EXCLUSIVE OFFERING · HUDSON VALLEY, NY

# Cottage Street *Portfolio*

22 Cottage Street & 14-20 Cottage Street · Middletown, New York

**FOR SALE**

*Combined Portfolio Offering \$5,375,000 ·  
Individual properties available separately*

EXCLUSIVELY LISTED BY

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## INTRODUCTION

# ■ A Dual-Asset, Mixed-Use Opportunity

22 Cottage Street & 14–20 Cottage Street | Middletown, NY

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These two adjacent parcels have operated as a single campus for years and the synergy shows. Together, they represent approximately 73,000 square feet across more than 2.8 acres of DMU-zoned land in the heart of Middletown in New York's Hudson Valley and steps from the terminus of the Orange County Heritage Trail, offered at a combined asking price of \$5,375,000.

**22 Cottage Street** (\$2,575,000) is home to Clemson Bros. Brewery, an income-producing craft brewery, restaurant, and entertainment venue housed in a landmark 19th-century building. With four residential apartments and one office, a 7,500 SF outdoor beer garden, and banquet facilities, this asset delivers immediate cash flow and proven demand.

**14–20 Cottage Street** (\$2,800,000) is a 42,392 SF mixed-use warehouse compound on 1.4+ acres, featuring three loading docks, three drive-in bays, multiple existing tenants, and loft spaces with varying ceiling heights. The current owner occupies a significant portion of the warehouse, creating a rare value-add opportunity for an owner-user, repositioning play, or stabilized investor hold.

These properties may be acquired individually or as a combined portfolio. Purchased together, they unlock meaningful optionality: continued operations as an entertainment and industrial campus, a phased redevelopment strategy leveraging DMU zoning, or a mixed-income repositioning with retail and market-rate residential potential.

*Each asset stands on its own. Together, they are something different entirely.*

SITE

# ■ Aerial Site Overview



## THE CAMPUS

# 73,000+ SF combined

Across 2.8+ acres of DMU-zoned land

22 COTTAGE

**\$2.575M**

14-20 COTTAGE

**\$2.800M**

COMBINED

**\$5.375M**

ZONING

**DMU**

*DMU zoning enables continued mixed-use operation, phased redevelopment, or a mixed-income repositioning.*

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ASSET ONE

# 22 Cottage Street

*Mixed-Use Brewery, Restaurant & Residential Asset · Middletown, NY*

OFFERING PRICE

**\$2,575,000**

# ■ The business is already built.

*The question is what you do with it next.*

## FOR AN OPERATOR

A turnkey acquisition with immediate revenue, an established customer base, and event bookings already on the calendar. The concept is proven. The physical plant, a renovated 19th-century building with irreplaceable character, is the kind of space that can't be recreated at any price.

## FOR AN ENTREPRENEUR

A platform. The brewery identity can be retained, rebranded, or reimagined entirely. The banquet and event infrastructure supports a pivot toward private events, weddings, or corporate hospitality as a primary revenue driver. The four on-site residential apartments and office add a stabilized income layer independent of the operating business.

## FOR A HOSPITALITY INVESTOR

The bones of a boutique experience are already here, live entertainment venue, food and beverage, outdoor space, and residential units in a single historic building. The next operator could deepen the concept or take it in a new direction. Either way, the hard work of finding the right building is already done.

# ■ Executive Summary

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## PROPERTY OVERVIEW

Clemson Bros. Brewery is an iconic, craft brewery restaurant located in a beautifully renovated 19th-century hacksaw factory in Middletown, NY. Blending historic character with an industrial-chic design, this thriving venue has become a go-to destination for craft beer, dining, and live entertainment.

The main property features a bustling taproom, full-service restaurant, and an expansive 7,500 SF outdoor beer garden, alongside banquet facilities ideal for weddings, parties, and corporate events. Enhancing the brewery's success is "The Zone" — a separate parcel also listed under 14 Cottage Street. This standalone entertainment facility is a natural complement to the brewery, featuring dedicated axe-throwing lanes and cornhole leagues. In addition to its entertainment draw, The 14 Cottage Street parcel also generates rental income from other tenants, further strengthening the investment value.

With bookings already secured through 2026 and four fully renovated residential apartments and one office included on the brewery property, this offering presents a rare opportunity to acquire a multi-faceted, income-producing business and real estate portfolio in a landmark location.

## PROPERTY HIGHLIGHTS

- Industrial-chic taproom
- Expansive beer garden (7,500 SF)
- Stone facade and red-brick patio
- Main taproom and banquet room for indoor events
- "The Zone" — separate entertainment area with axe throwing and cornhole leagues
- Fully renovated 23,400 SF building
- Four residential apartments and one office on-site
- Plenty of public parking
- Onsite axe-throwing facility with dedicated lanes
- Full-service hosting for weddings, parties, and corporate events
- Successful, fully operational business with bookings into 2026
- Opportunity to own, augment, or reimagine the concept

22 COTTAGE STREET · MIDDLETOWN

# ■ Property Specifications

PRICE

**\$2,575,000**

PROPERTY TYPE

**Mixed-Use Retail**

SQUARE FOOTAGE

**23,400 SF**

# OF BUILDINGS

**1**

RENTAL UNITS

**5**

YEAR BUILT

**19th C.  
(restored)**



## AT A GLANCE

*Income-producing brewery, restaurant, and entertainment venue with four residential apartments, one office, and a 7,500 SF outdoor beer garden, all in a fully renovated 19th-century building.*

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22 COTTAGE STREET · MIDDLETOWN

# ■ Property Photos



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ASSET TWO

# 14-20 Cottage Street

*Mixed-Use Warehouse Compound · Middletown, NY*

OFFERING PRICE

**\$2,800,000**

# ■ This asset plays differently

*depending on who's looking at it.*

## FOR AN OWNER-USER

Functional, flexible space at a cost basis that's difficult to replicate in this market. Loading docks, drive-in bays, and varying ceiling heights across multiple levels accommodate a wide range of industrial, distribution, or trade-use operations. Existing tenants provide income while you scale into the space on your own timeline.

## FOR AN INVESTOR

The play is lease-up. At closing, the owner-occupied warehouse footprint delivers vacant, the restaurant operation does not continue at 14-20 Cottage with current ownership, leaving in-place tenants undisturbed and meaningful square footage available for a new user. Infrastructure is already in place to support industrial, distribution, or flex users; the value creation sits in the absorption.

## FOR A DEVELOPER

The conversation is bigger. DMU zoning permits a mix of commercial and residential uses, and at 42,392 SF on 1.4+ acres adjacent to an active entertainment destination, the redevelopment math starts to work. Market-rate apartments, ground-floor retail, or mixed-income repositioning, the entitlement pathway is there. New ownership is also eligible to apply for IDA incentive programs, which the current ownership has utilized.

# ■ Executive Summary

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## PROPERTY OVERVIEW

Welcome to 14-20 Cottage Street. This 42,392 SF mixed-use, warehouse compound supports all your industrial, warehouse, and distribution needs, set on over 1.4 acres with separate entrances and buildings on the site. Enjoy off-street parking and municipal parking adjacent to the buildings.

In addition to three loading docks with 10' doors, there are three drive-in bays with roll-up access. Multiple levels offer different options for a user, existing loft spaces, varied ceiling heights, and several tenants in place for additional income. This unique space can be fitted for an individual user or stabilized for the investor.

Currently there are multiple users, but a large portion of the warehouse space is used by the owner. There are numerous opportunities, especially with the adjoining Clemson Brewery property at 22 Cottage Street (MLS 906495). Combining both parcels could become a major re-development site, with potential retail and market-rate apartments or a live entertainment venue.

DMU zoning is in place. Taxes reflect IDA incentives and are not transferable to new ownership; however, new business can apply for new incentive.

## PROPERTY HIGHLIGHTS

- Mixed-use, warehouse compound
- Separate entrances and buildings
- Off-street and adjacent municipal parking
- Three loading docks with 10' doors
- Three drive-in bays with roll-up access
- Multiple levels with varying ceiling heights
- Existing loft spaces
- Tenants in place for additional income
- 42,392 SF on 1.4+ acres, plus a ~1,700 sf outbuilding
- DMU zoning - supports retail + residential
- Adjacent to active entertainment destination
- Adjoining Clemson Brewery property (MLS 906495) available
- New ownership can re-apply for IDA incentives

14-20 COTTAGE STREET · MIDDLETOWN

# ■ Property Specifications

PRICE

**\$2,800,000**

PROPERTY TYPE

**Industrial ·  
Mixed-Use**

SQUARE FOOTAGE

**42,392 SF**

# OF BUILDINGS

**2**

YEAR BUILT

**1900**

LOT SIZE

**1.4+ acres****AT A GLANCE**

*42,392 SF industrial / warehouse compound with three loading docks, three drive-in bays, multiple loft levels, and existing tenants providing income while a new owner-user or developer scales into the space.*

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14-20 COTTAGE STREET · MIDDLETOWN

# ■ Property Photos

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## PORTFOLIO FINANCIALS

# ■ Pro-forma Rent Roll

## 22 COTTAGE STREET

Mixed-Use · Residential · Commercial

UNIT	CONFIGURATION	MONTHLY RENT	ANNUAL RENT
Apartment 2A	2 BR   1 BA	\$2,000	\$24,000
Apartment 2B	1 BR   1 BA	\$2,000	\$24,000
Apartment 3A	2 BR   1 BA	\$2,000	\$24,000
Apartment 3B	1 BR   1 BA	\$2,000	\$24,000
Office	Studio   1 BA	\$1,650	\$19,800
Restaurant	3,898 SF @ \$20.00 / SF	\$6,497	\$77,960
<b>ANNUAL INCOME · 22 COTTAGE</b>			<b>\$193,760</b>

## 14-20 COTTAGE STREET

Industrial · Warehouse

UNIT	CONFIGURATION	MONTHLY RENT	ANNUAL RENT
Warehouse	42,392 SF @ \$7.00 / SF	\$296,744	\$296,744
<b>ANNUAL INCOME · 14-20 COTTAGE</b>			<b>\$296,744</b>

**COMBINED PORTFOLIO ANNUAL INCOME**

**\$490,504**

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LOCATION

# ■ Location Maps

Middletown, NY · Orange County · Hudson Valley



LOCAL CONTEXT



REGIONAL CONTEXT

## LEGAL

# ■ Disclaimer

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