

UNIQUE RETAIL/LAND OPPORTUNITY



216 Canal Street

ELLENVILLE, NY



ALL INVENTORY INCLUDED IN SALE OF RETAIL PROPERTY!!

KW COMMERCIAL

9 Bert Crawford Rd

Middletown, NY 10940

PRESENTED BY:

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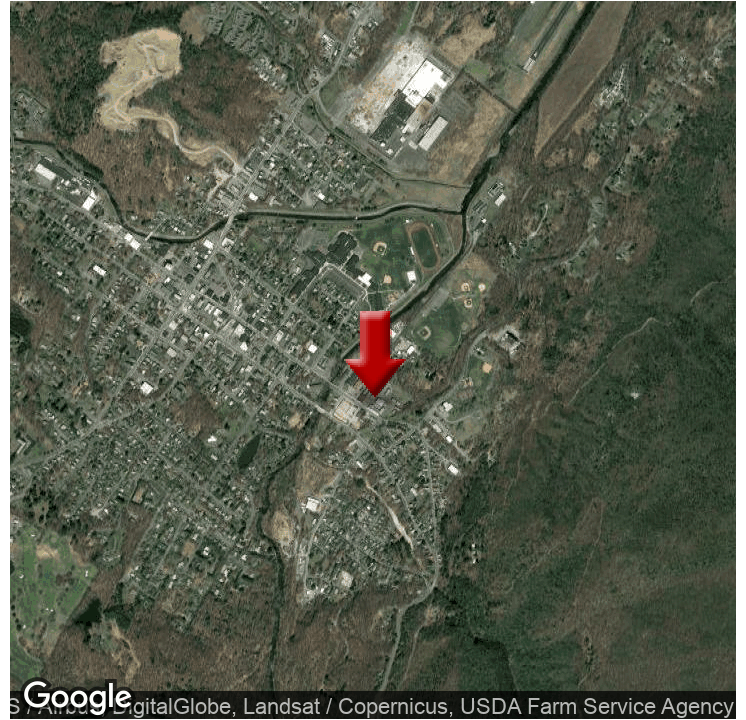
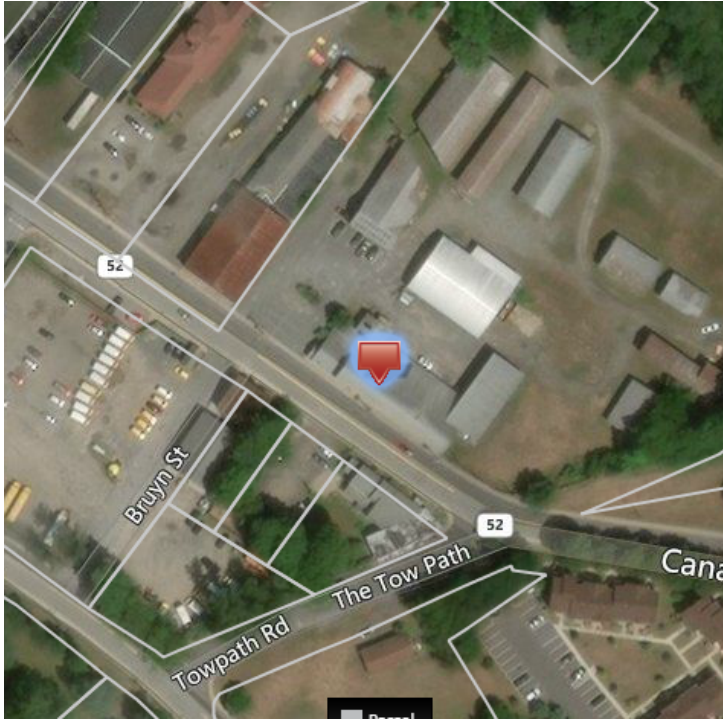
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RETAIL FOR SALE

216 CANAL STREET

216 Canal Street, Ellenville, NY 12428



OFFERING SUMMARY

SALE PRICE:	\$399,000
LOT SIZE:	1.832 Acres
YEAR BUILT:	1900
BUILDING SIZE:	17,300 SF
RENOVATED:	1960
ZONING:	I - 2 General Industry Zoning District
MARKET:	Ellenville Village
SUBMARKET:	Ellenville
PRICE / SF:	\$23.06

PROPERTY OVERVIEW

The property includes a retail store and two detached buildings; a workshop and unheated warehouse. The retail building is two levels with a small portion of the second level minimally finished with the remaining second level area unfinished. There is also an attached storage area that is not heated. The main level has an office area which includes a kitchenette and half bathroom, a large storeroom with service counter, half bathrooms and several other smaller rooms. The second building is referred to as the shop and is a ±3,546 square foot ground floor structure, plus there is a partial second story that is currently used for storage that is not counted in the square footage. It is a wood frame structure on a slab foundation, covered with a metal roof and has two large overhead garage doors. The building directly behind the main structure is known as the 'round top building' and totals ±4,800 square feet, It is a "clear span" concrete block structure on a slab foundation, covered with a rubber roof. The buildings were constructed for use as an industrial complex with a retail component and the layout is generally functional for this use.

****Entirety of the remaining business assets are included in the sale: Service vehicles & equipment, tools & supplies and retail furniture, fixtures & equipment - as well as all remaining inventory.****

PROPERTY HIGHLIGHTS

- Municipal Water & Sewer.
- Located within a federal "opportunity zone"

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SALE PRICE

\$399,000

LOCATION INFORMATION

Building Name	216 Canal Street
Street Address	216 Canal Street
City, State, Zip	Ellenville, NY 12428
County/Township	Ulster
Market	Ellenville Village
Submarket	Ellenville
Cross Streets	Towpath Lane

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	I - 2 General Industry Zoning District
Lot Size	1.832 Acres
APN#	5601-083.018-0002-020-200-0000
Submarket	Ellenville
MLS ID#	4927543

BUILDING INFORMATION

Building Size	17,300 SF
Price / SF	\$23.06
Year Built	1900
Last Renovated	1960
Load Factor	Yes
Number Of Buildings	4

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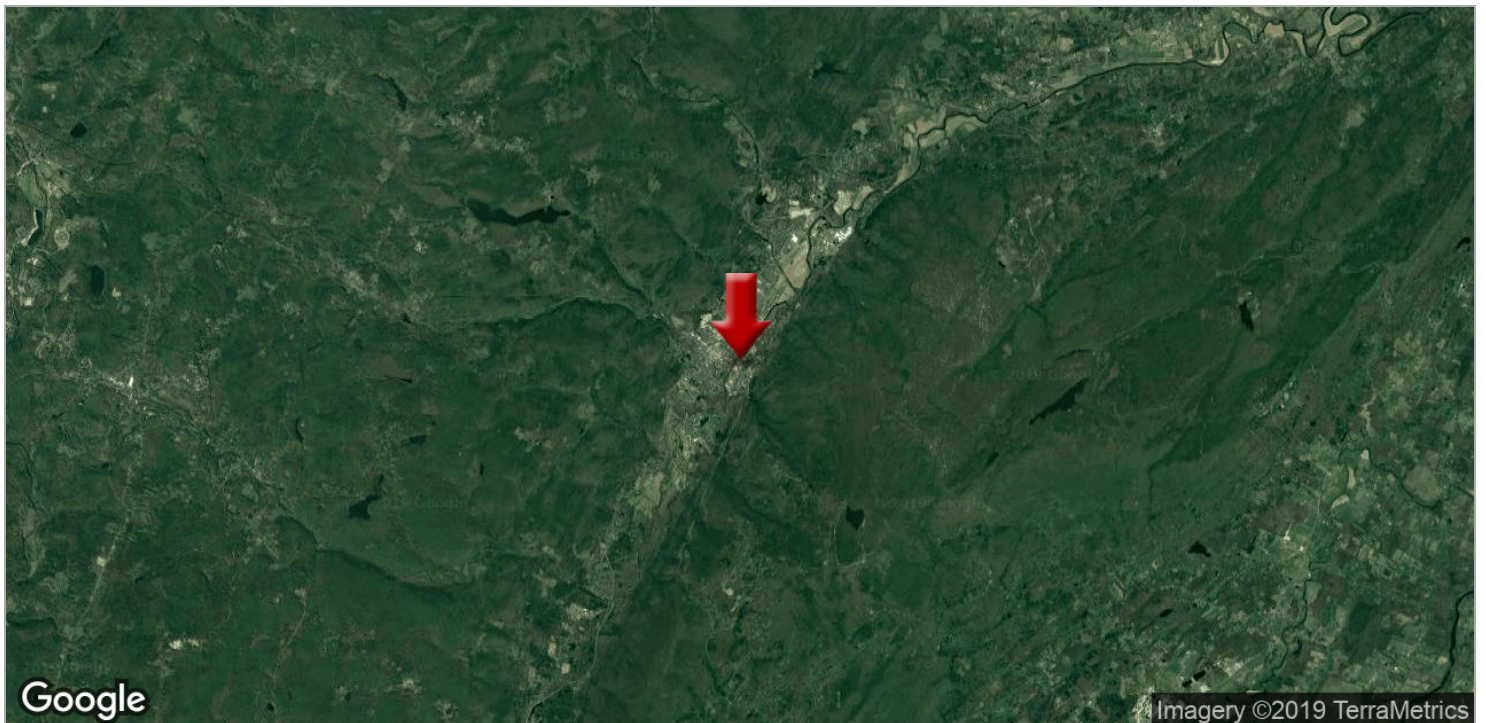
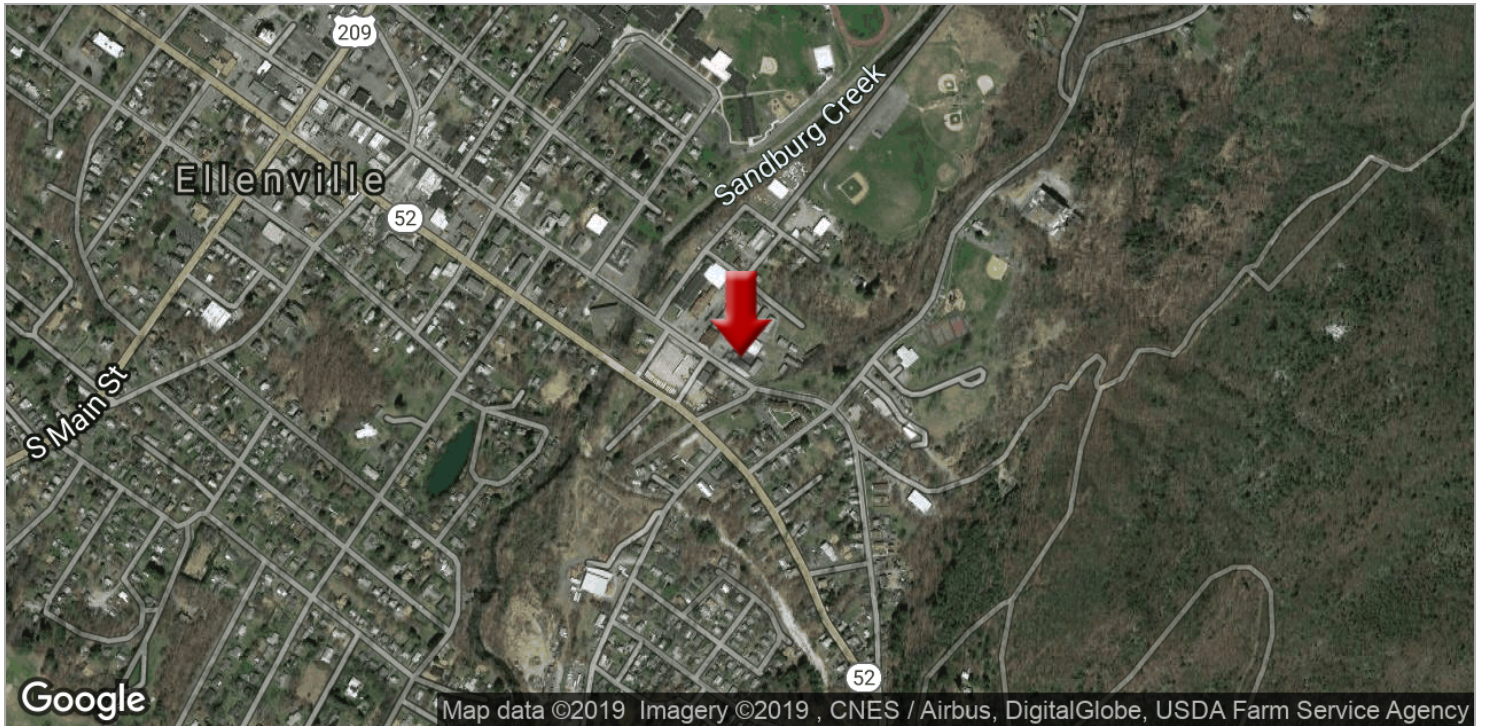
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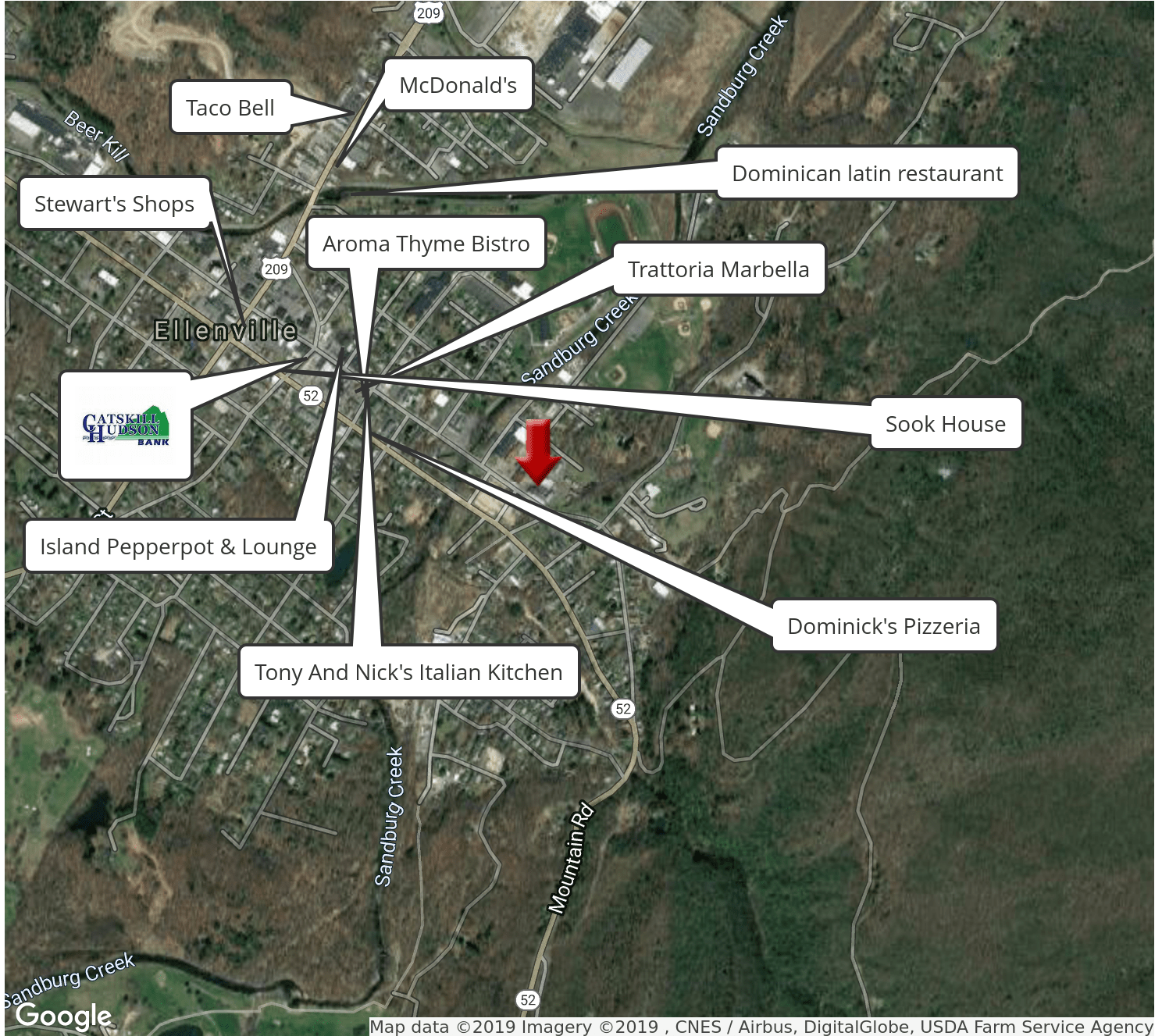
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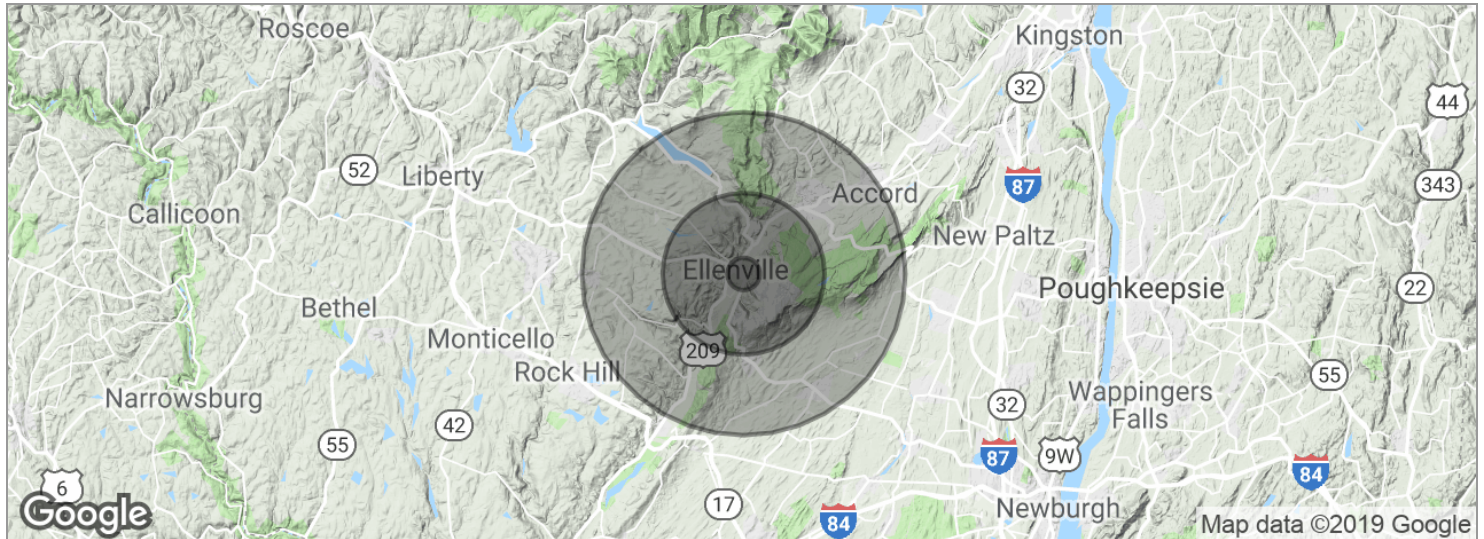
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,969	13,292	41,039
Median age	33.8	37.5	39.8
Median age (male)	31.7	35.9	39.1
Median age (Female)	35.5	39.7	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	721	4,297	13,799
# of persons per HH	2.7	3.1	3.0
Average HH income	\$46,154	\$54,751	\$67,877
Average house value	\$259,582	\$257,591	\$293,365

* Demographic data derived from 2010 US Census

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