



3 Hamilton Rd

3 Hamilton Rd, Pine Bush, NY 12566



Joseph Krumpfer

Krumpfer Realty Group, LLC
342 S Lake Shore, Montague, NJ 07827
jkrumpfer@gmail.com
(973) 293-0085

3 HAMILTON ROAD, PINE BUSH, NJ 12566

Highlights:

- **Location, Location, Location:** Unmatched Corner Visibility! Positioned at a heavily traveled four-way “Stop” intersection, this deli/convenience store offers absolute, unavoidable exposure. No matter which direction traffic flows, drivers must stop - and see it. This is a true hard corner location that anchors the intersection, where visibility isn’t just strong - it’s guaranteed! Serving as a key connector to Route 17, Route 52, and Route 302, the property captures consistent daily traffic from commuters, local residents, and pass-through customers alike.
- **Turn-Key Profitable Business & Real Estate Package:** This exceptionally profitable store has been serving the community for over 100 years (current owner; 19 years with multiple income streams including breakfasts, lunches, convenience store staples, Lotto, ATM, propane exchange, and beer sales). Sale includes the **Business, Equipment, Inventory, and Real Estate** - - - Everything!
 - **Net Operating Income:** **\$137,750**
 - **Property Value:** **\$377,664**
- **Potential Growth Ideas:**
 - The current owner acknowledges growth potential if new owner implements Daily Specials and/or Bundles, Online Ordering/Pickup, Expanded Products, Limited Menu on Door Dash, Social Media Advertising/Marketing, etc.
 - Building Renovation/Modernization: The location can’t help but make money. Some renovations/modernization would enhance the patrons’ experience.
 - Building Expansion: The space constraints limit dining, shelving, etc. Future expansion could greatly increase the already thriving business.

NOTE: Records available with NDA upon site visit.

	Beds	Full Baths	Half Baths	MLS List Price	Sale Date
	N/A	N/A	N/A	\$551,000	03/30/2007
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,190	28,750	1940	COM'L BLDG	

OWNER INFORMATION			
Owner Name	Magilla Corp	Tax Billing Zip+4	0081
Tax Billing Address	Po Box 81	Owner Occupied	No
Tax Billing City & State	Burlingham, NY	Ownership Right Vesting	Corporation
Tax Billing Zip	12722		

LOCATION INFORMATION			
City/Town	Mamakating	Section	13
School District	Pine Bush	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Zip Code Property	12722	Flood Zone Panel	36105C0659F
Census Tract	9512.01	Flood Zone Date	02/18/2011
Zoning	C		

TAX INFORMATION			
Tax ID	484089.013.000-0003-001.000/0000	Lot	1
SWIS	484089	% Improved	65%
Block	3		
Legal Description	258 ROAD FRONT		
APN	4089-013-0-0003-001-000	Annual Tax	\$4,456
Parcel ID	484089013 0003001000	County/Township Tax	\$1,637
Tax Year	2025	School Tax	\$2,820
Total Tax, Less Exemptions, Plus R elevy	\$4,456		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$68,500	\$68,500	\$74,900
Assessed Value - Land	\$24,200	\$24,200	\$24,200
Assessed Value - Improved	\$44,300	\$44,300	\$50,700
YOY Assessed Change (\$)	\$0	-\$6,400	
YOY Assessed Change (%)	0%	-8.54%	
Market Value - Total	\$190,300	\$182,667	\$164,615
Gross Tax Amount	\$4,456		
Tax Year	*Total Tax	Change (\$)	Change (%)
2023	\$4,660		
2024	\$4,456	-\$204	-4.38%
2025	\$4,456	\$0	0%

*Indicates amount includes exemptions and/or re-leveis

CHARACTERISTICS			
Property Class	1-Story Small Struct	Construction Grade	Average
Land Use -CoreLogic	Commercial Building	Water	Individual
Lot Frontage	10	Sewer	Individual
Lot Depth	160	Porch	Covered Porch
Lot Acres	0.66	Year Built	MLS: 1940
Lot St Ft	28,750	Porch 1 Area	110
Building Sq Ft	1,190	State Use Description	1-Story Small Struct-484

FEATURES		
Feature Type	Size/Qty	Year Built
Covered Porch	110	1940

Building Description	Building Size
D08	1,190

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

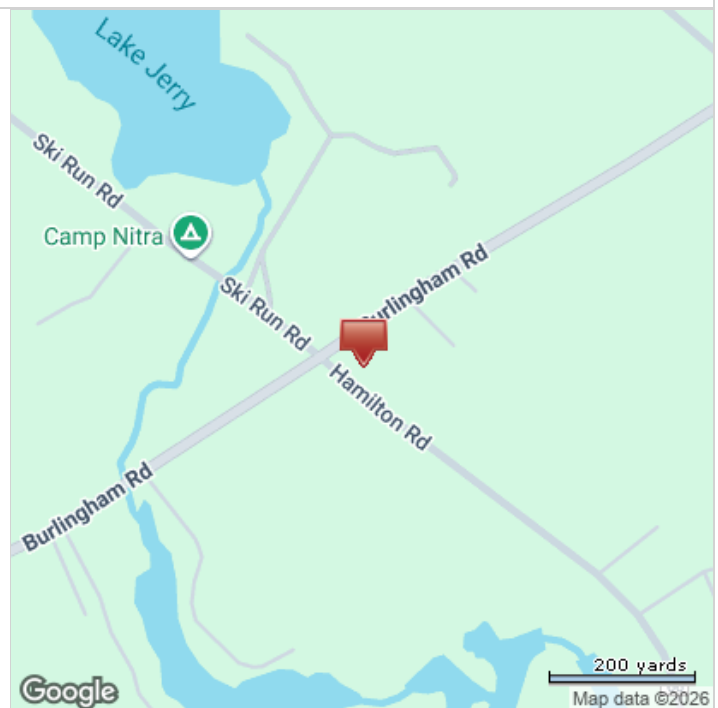
LISTING INFORMATION			
MLS Listing Number	929692	Days on Market	74
MLS Status	Active	Original Listing Price	\$551,000
MLS Area	MAMAKATING	Listing Agent Name	49129-Joseph Krumpfer
Current Listing Price	\$551,000	Listing Broker Name	KRUMPFER REALTY GROUP, LLC

MLS Listing #	830683	H6279317	H468931	H342058
MLS Listing Date	03/03/2025	11/29/2023	06/08/2009	02/04/2004
MLS Status	Expired	Expired	Expired	Expired

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/13/2007	Deed Type	Deed (Reg)
Settle Date	03/30/2007	Owner Name	Magilla Corp
Sale Price	\$265,000	Seller	Nafm Inc
Document Number	3318-456	Price Per Square Feet	\$222.69

Recording Date	08/29/2007	04/13/2007	08/17/2004
Sale/Settlement Date	03/30/2007	03/30/2007	08/04/2004
Sale Price		\$265,000	\$135,000
Buyer Name	Magilla Corp	Magilla Corp	Nafm Realty Inc
Seller Name	Nafm Realty Inc	Nafm Inc	Vizethann Gail W
Document Number	3382-296	3318-456	2819-636
Document Type	Correction Deed	Deed (Reg)	Deed (Reg)

PROPERTY MAP



*Lot Dimensions are Estimated



