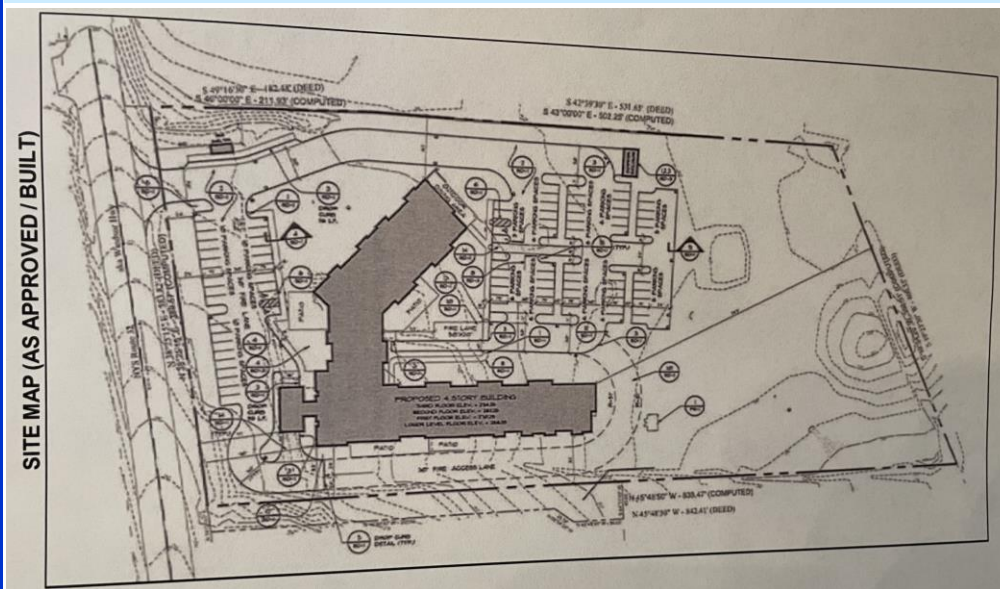




APPROVED SENIOR ASSISTED LIVING DEVELOPMENT

139 WINDSOR HIGHWAY, NEW WINDSOR, NY FOR SALE



Demographics

Population

1 Mile	3 Miles	5 Miles
6,373	57,157	97,990

Households

1 Mile	3 Miles	5 Miles
2,484	20,083	35,377

Average Household Income

1 Mile	3 Miles	5 Miles
\$97,635	\$82,399	\$96,751

Population By Age

55-59 Yrs.	60-64 Yrs.	65-69 Yrs.
7.01%	6.67%	5.76%

Population By Age

70-74 Yrs.	75-79 Yrs.	80-84 Yrs.
4.88%	3.62%	2.40%

Priced at \$2,995,000

Price Just Reduced from \$3,150,000 to \$2,995,000

Property is +/- 6.78 Acres/ 294,553 SF; Located along the easterly side of Windsor Highway between Union Avenue and Devitt Circle in the Town of Windsor. It is zoned wholly within the High Commercial District ("HC"). Previously approved to be developed into a 4-Story 117,365 SF Assisted Senior Living Facility that will operate 79 private pay assisted living beds in 63 units, 24 assisted living program (A:P) beds in 12 units and 85 memory care beds in 57 units on secure wings. Conditional approvals are in place and have been extended through February 2025 for a 132-unit, 188-licensed-bed assisted living facility. It is possible, without additional approval from the Town, to convert 24 or 48 units from memory care beds to assisted living. ID: 334800.009.025; Lot: 15; Block: 1; Taxes: +/- \$25,000; Owners are open to holding significant paper for a qualified buyer with the ability to move process forward in a timely manner. This develop property has the potential for senior housing approval.

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