

FOR SALE \$925,000

Mixed-Use Investment Property



**COLDWELL
BANKER
COMMERCIAL**

NRT



167 Route 9W, Haverstraw, NY 10927 BBQ Deli & Large 4/5 Bedroom Residential Home

PROPERTY DESCRIPTION & FEATURES:

Building Size: +/- 4,160 SF **Lot Size:** +/- 6,098 SF **Taxes:** +/- \$39,000

- *Excellent CAP Rate or new owner can occupy the residential house.
- *Restaurant-Long-Term Lease and recently fully renovated.
- *4-5 Bedroom Rental House with Lease and recently renovated with new kitchen, plumbing, bathrooms, floors, ceilings, lighting, electrical panel, windows, exterior siding, and more!!
- *Newly paved parking areas and new roof installed.
- *Tenants Pay Utilities. *Residential Tenant maintains property.
- *Both structures have approved certificates of occupancy.
- *One of the busiest traveled roadways in Rockland County.

AREA DESCRIPTION: Large business district with surrounding residential areas. Easily accessible from Palisades Parkway, Routes 303 and 304, and Mario Cuomo Bridge.

Demographics

Population

1 Mile	3 Miles	5 Miles
18,571	56,194	119,364

Population Projections 2028

1 Mile	3 Miles	5 Miles
19,003	56,929	121,136

Households

1 Mile	3 Miles	5 Miles
5,735	19,867	40,971

Average Household Income

1 Mile	3 Miles	5 Miles
\$89,253	\$124,758	\$138,680

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