

EXCELLENT OPPORTUNITY



Mountain Spring Artesian Water Source

ELLENVILLE, NY



30 ACRES OF MOUNTAIN SIDE LAND - FORMER SUN RAY WATER CO.

KW COMMERCIAL
9 Bert Crawford Rd
Middletown, NY 10940

PRESENTED BY:

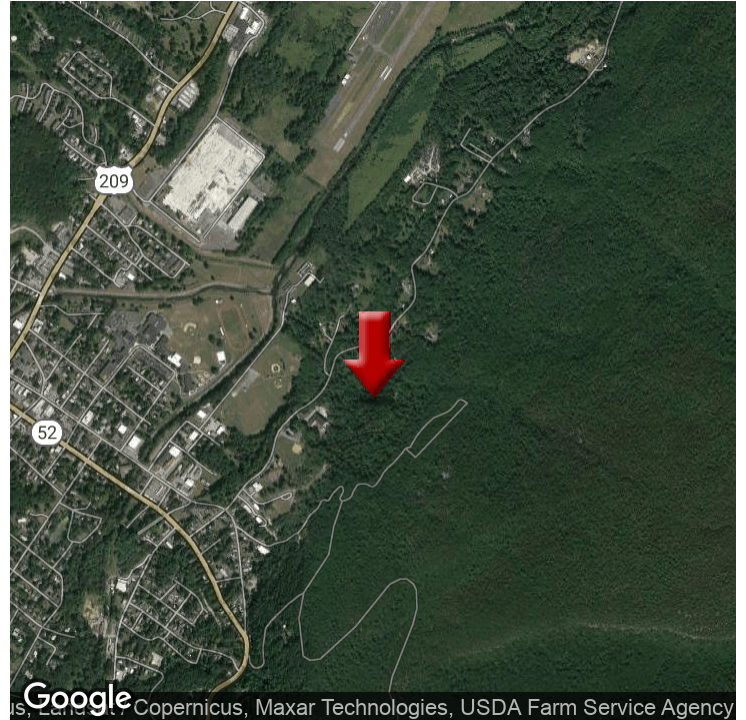
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EXCELLENT OPPORTUNITY - LAND & SPRING WATER

MOUNTAIN SPRING ARTESIAN WATER SOURCE

Former SunRay Water Site On Berme Road, Ellenville, NY 12428



OFFERING SUMMARY

SALE PRICE:	\$895,000
AVAILABLE SF:	
LOT SIZE:	30 Acres
MARKET:	Ellenville
PRICE / SF:	\$0.68

PROPERTY OVERVIEW

Prime location for bottling high quality water, or locating a craft brewery. This site is at the base of the Shawangunk Ridge and is the site of the former Sun Ray Water Company, in the heart of a booming tourism and recreation region with an abundance of Hiking, Biking, Rock Climbing and more. The soon to be redeveloped Smiley Road, which borders the rear of the property will offer access to Lake Awosting in Minnewaska State park from the village of Ellenville to Hikers and Bikers. 30+ acres of land on the lower slopes of the Shawangunk Ridge, and near the village of Ellenville. This site is the former site of Sun Ray Water, and boasts some of the purest water available at a rate of 400 gallons per minute.

PROPERTY HIGHLIGHTS

- 400 Gallons of spring water per minute
- Some infrastructure in place
- Exclusive Shawangunks Location
- Also available as a land lease

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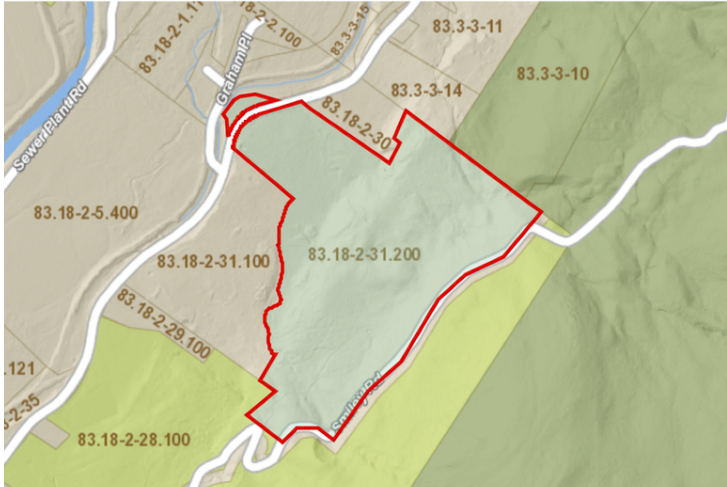
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LAND/SPRING WATER SITE FOR SALE

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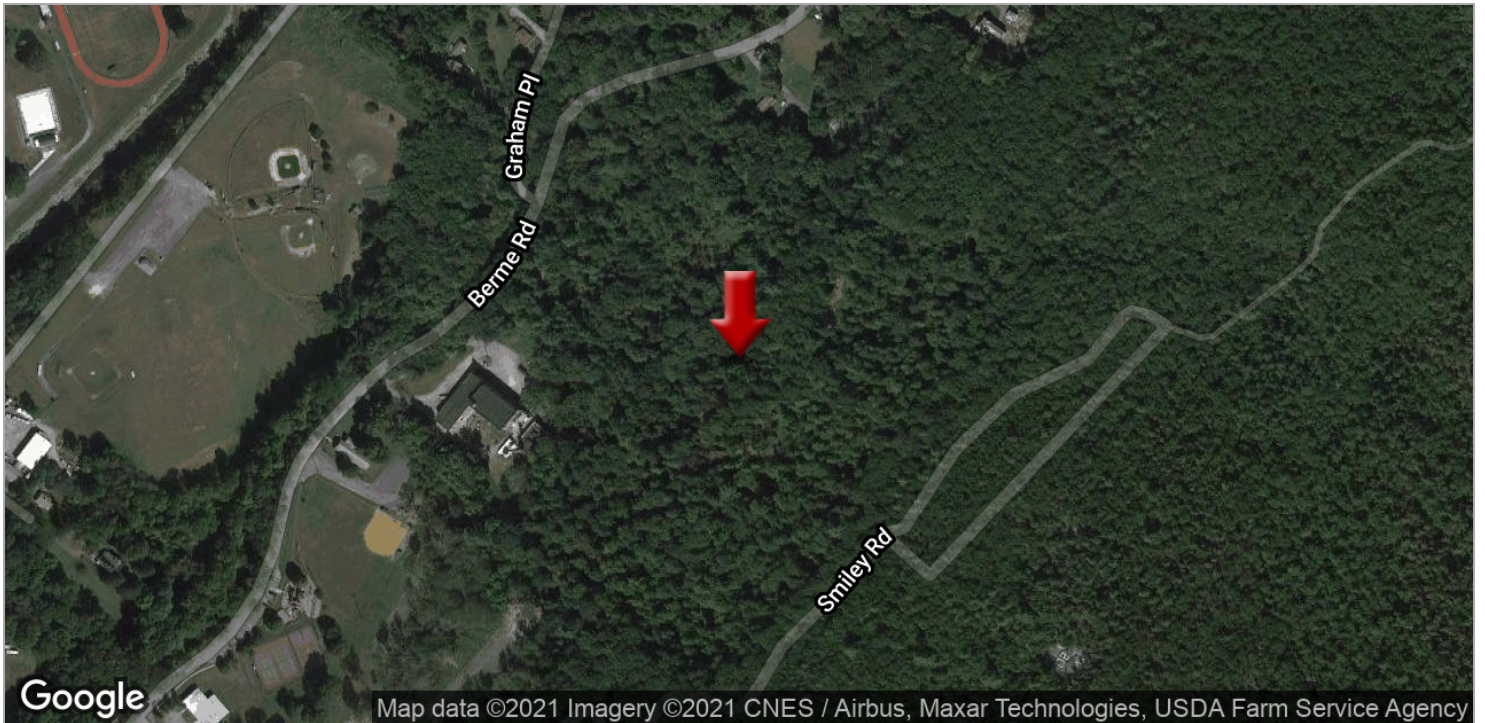
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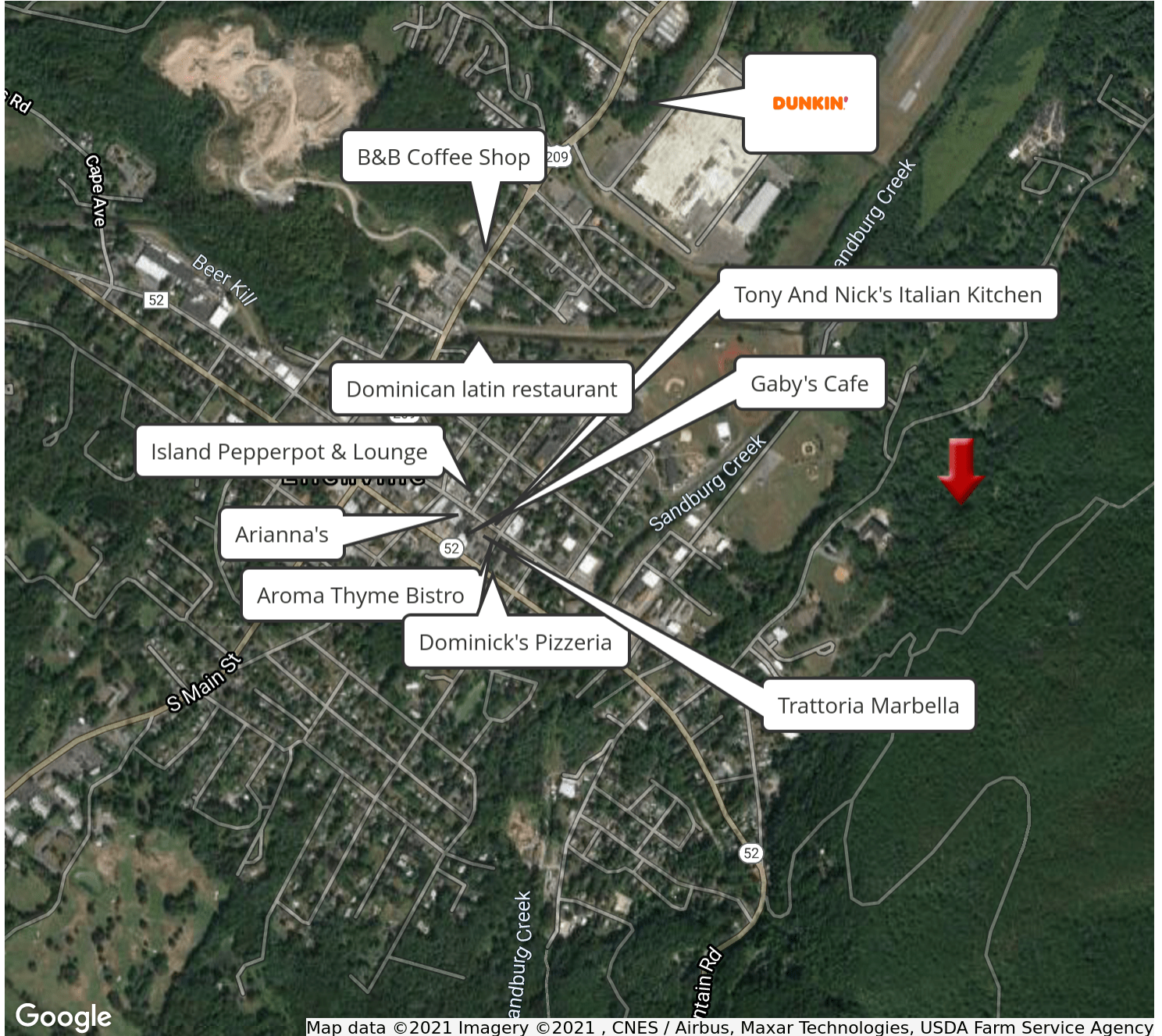
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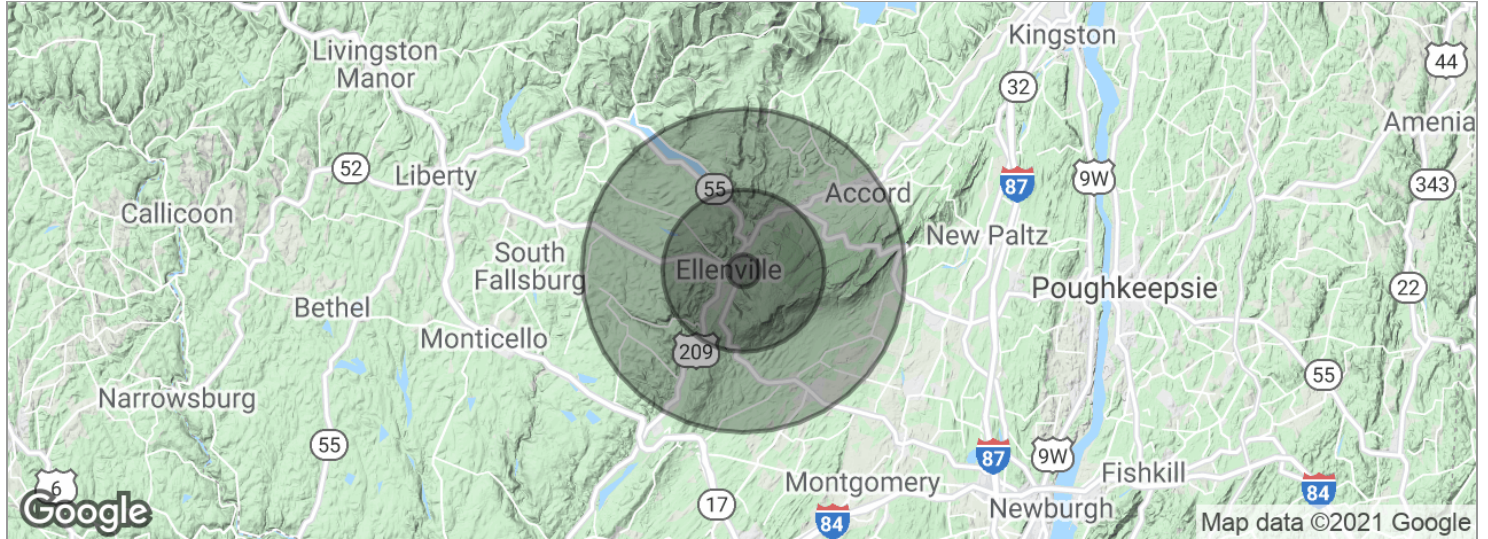
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,563	13,307	41,012
Median age	34.3	37.5	39.9
Median age (male)	32.2	35.9	39.1
Median age (Female)	36.3	40.0	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	563	4,256	13,862
# of persons per HH	2.8	3.1	3.0
Average HH income	\$46,745	\$54,909	\$68,078
Average house value	\$255,977	\$256,396	\$293,775

* Demographic data derived from 2010 US Census

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MOUNTIAN SPRING WATER SOURCE/LAND

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