



FOR SALE

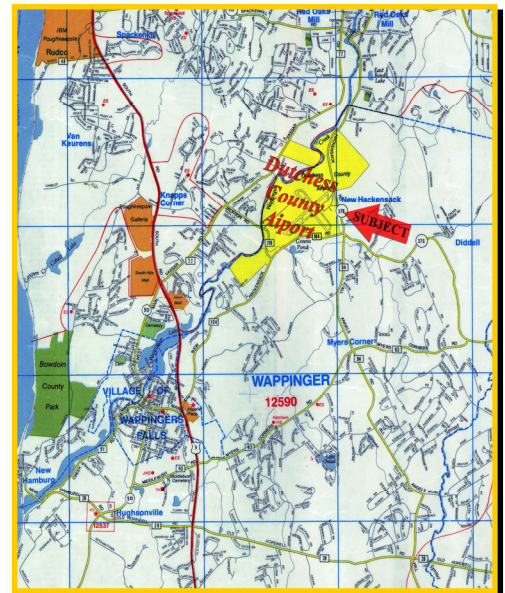
RESTAURANT + PIZZERIA & DELI + 5 APARTMENTS NYS ROUTE 376 – WAPPINGERS FALLS, NY



OWNER / USER OPPORTUNITY - INCOME GENERATING PROPERTY

- **NYS Route 376, Wappingers Falls, NY 12590**
1639 Route 376; Restaurant, Pizzeria & Deli, 2 Apartments, Office, Storage Area
1643 Route 376; 3 Apartments
- **Acreage:** 1.96 +/- Acres Total
- **Main Building [1639 Rt. 376]:**
 - Restaurant - 2,500 +/- SF / 120 Seats / Turn Key
2,200 +/- SF Banquet Room / 80 Seats / Bar / Dance Floor
 - Pizzeria & Deli - 2,600 +/- SF / 25 Seats / Turn Key
 - Apt.1 - 1,500 +/- SF / 3 BR / 2nd - 3rd Floor
 - Apt.2 - 1,100 +/- SF / 2 BR / 3rd Floor
 - Office - 100 +/- SF
 - Storage Area - 500 +/- SF
- **Apartment Building [1643 Rt. 376]:**
 - Apt.1 - 1,200 +/- SF; 2 BR/ Living Room / Kitchen / 1 Bath / Yard / 10 x 10 Storage Shed
 - Apt.2 - 800 +/- SF / 1 BR / Living Room / Kitchen / 1 Bath / Yard
 - Apt.3 - 1,500 +/- SF / 3 BR / Living Room with Fireplace / Kitchen / 1 & 1/2 Baths / Deck / Yard
- **Rental Income:** Deli - 5 Year Lease
5 Apartments Fully Leased; 1 Year Leases w/ renewals
- 50 Car Parking

All square footage subject to further confirmation



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	31,693	80,099	154,888
Avg. HH Income	\$100,570	\$96,579	87,699
# of Households	11,571	29,261	57,001

Area Traffic Count: NYS Rt 376 at CR44 Red Oaks Mill Rd - 15,240 AADT

- **Asking Price:** \$1,425,000 ****PRICE REDUCED****
- **Now Asking:** \$1,250,000
Figures to be furnished upon serious inquiries

**** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED ****



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