

RETAIL OFFICE LOCATION

30 Industrial Drive, Middletown, NY 10941



OFFERING SUMMARY

SALE PRICE:	\$365,000
NUMBER OF UNITS:	2
LOT SIZE:	1.5 Acres
YEAR BUILT:	1998
BUILDING SIZE:	2,624
ZONING:	Ent-L
MARKET:	Town of Wallkill
PRICE / SF:	\$139.10

PROPERTY OVERVIEW

Great location for office retail business

PROPERTY HIGHLIGHTS

- Clean 2624 sf office building
- Water and Sewer
- 1.5 Level Acres for easy expansion
- Rear of lot suitable for contractors yard with water and electric
- Flexible zone in friendly Town of Wallkill
- Over 23000 CPD on Route 211 which is connector road

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: 845.344.7170
jdistelburger@gmail.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE

BOUNDRY AERIAL

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OFFICE FOR SALE

HIGH DENSITY LOCATION LOCATION LOCATION

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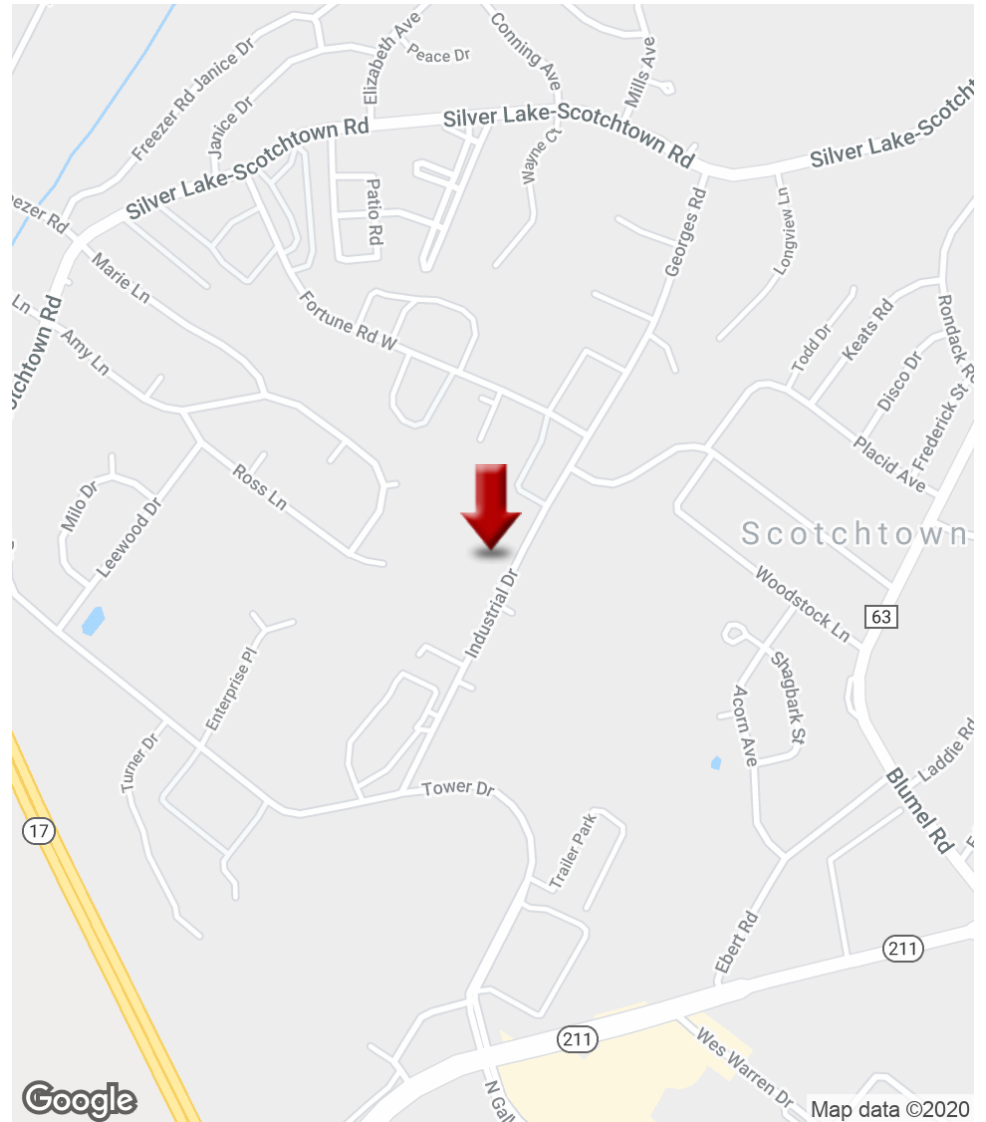
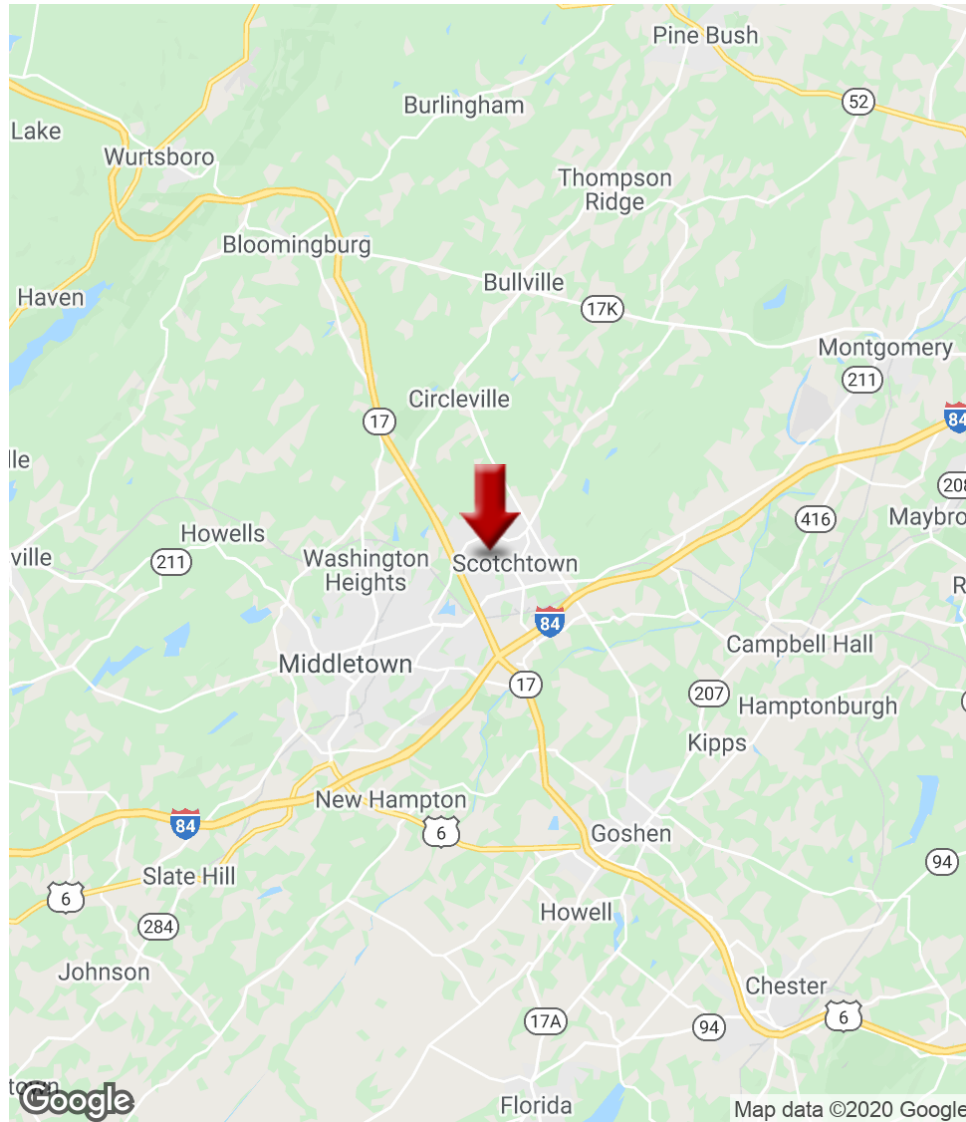
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WODKA PODIATRY

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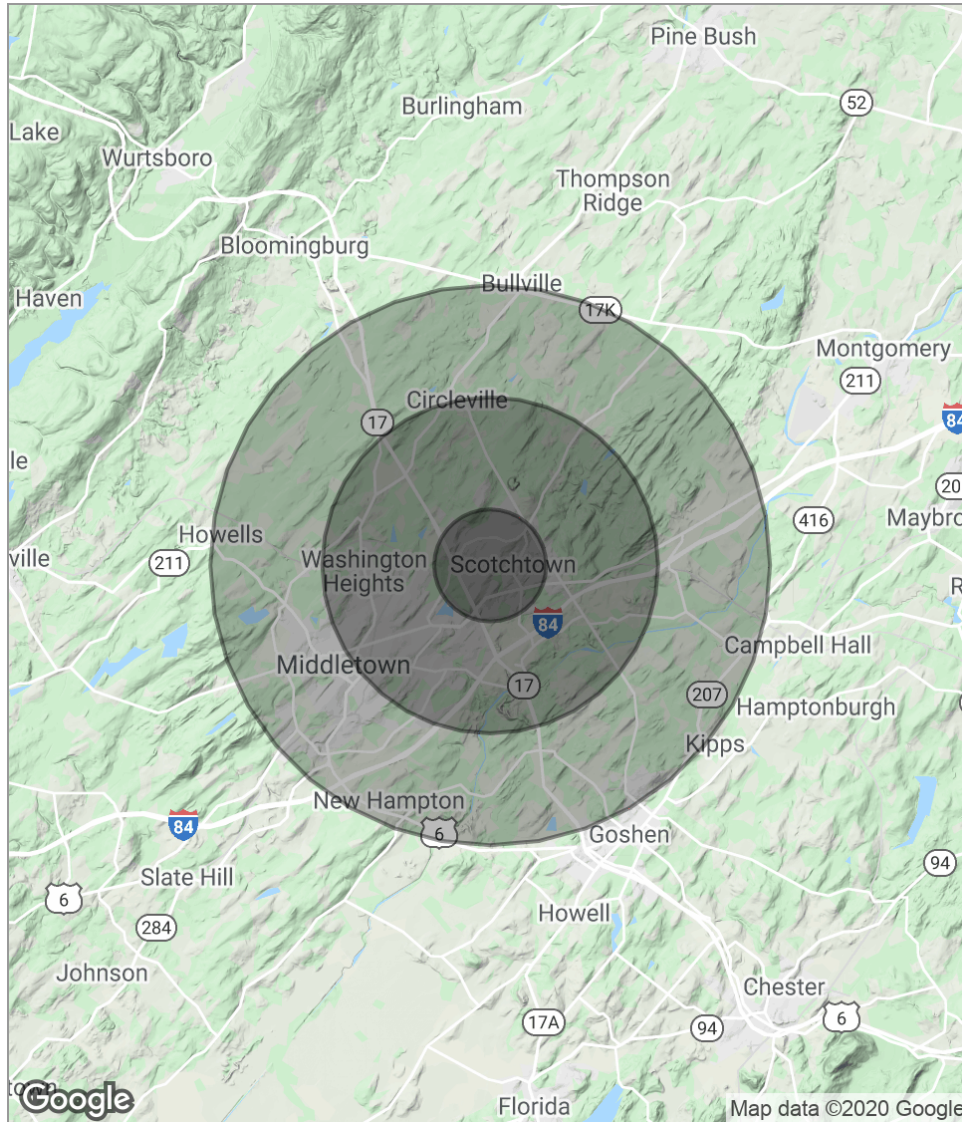
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WODKA PODIATRY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,873	31,506	65,532
Median Age	38.5	36.4	36.3
Median Age (Male)	38.0	35.5	35.7
Median Age (Female)	38.8	37.6	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,311	11,477	23,221
# Of Persons Per HH	2.5	2.7	2.8
Average HH Income	\$71,461	\$69,821	\$70,601
Average House Value	\$322,650	\$292,490	\$294,010

* Demographic data derived from 2010 US Census

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