

JAZZ SALON CLASS A BUILDING

10 West Main Street, Middletown, NY 10940



OFFERING SUMMARY

SALE PRICE:	\$667,500
NUMBER OF UNITS:	3
LOT SIZE:	0.021 Acres
BUILDING SIZE:	4,500
RENOVATED:	2016
ZONING:	C-3
MARKET:	City of Middletown
SUBMARKET:	Touro Medical college
PRICE / SF:	\$148.33

PROPERTY OVERVIEW

Retail location with 2 apartments to pay your mortgage. City of Middletown which is home to Touro College is rapidly becoming the place to be.

PROPERTY HIGHLIGHTS

- Historic Building in Excellent Condition
- Two Apartments bringing in \$28,000+ income
- Presently being used as hair salon
- Great location for any retail use such as store, restaurant, hair salon\barbershop or offices.
- Quality construction and updated with gorgeous hardwood floors, brick and beautiful woodwork throughout.
- Roof only 6 years old.
- No deferred maintenance

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

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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.

RETAIL FOR SALE

GREAT RETAIL LOCATION IN UPCOMING DOWNTOWN

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RETAIL FOR SALE

INCOME PRODUCING UPSTAIRS APARTMENTS

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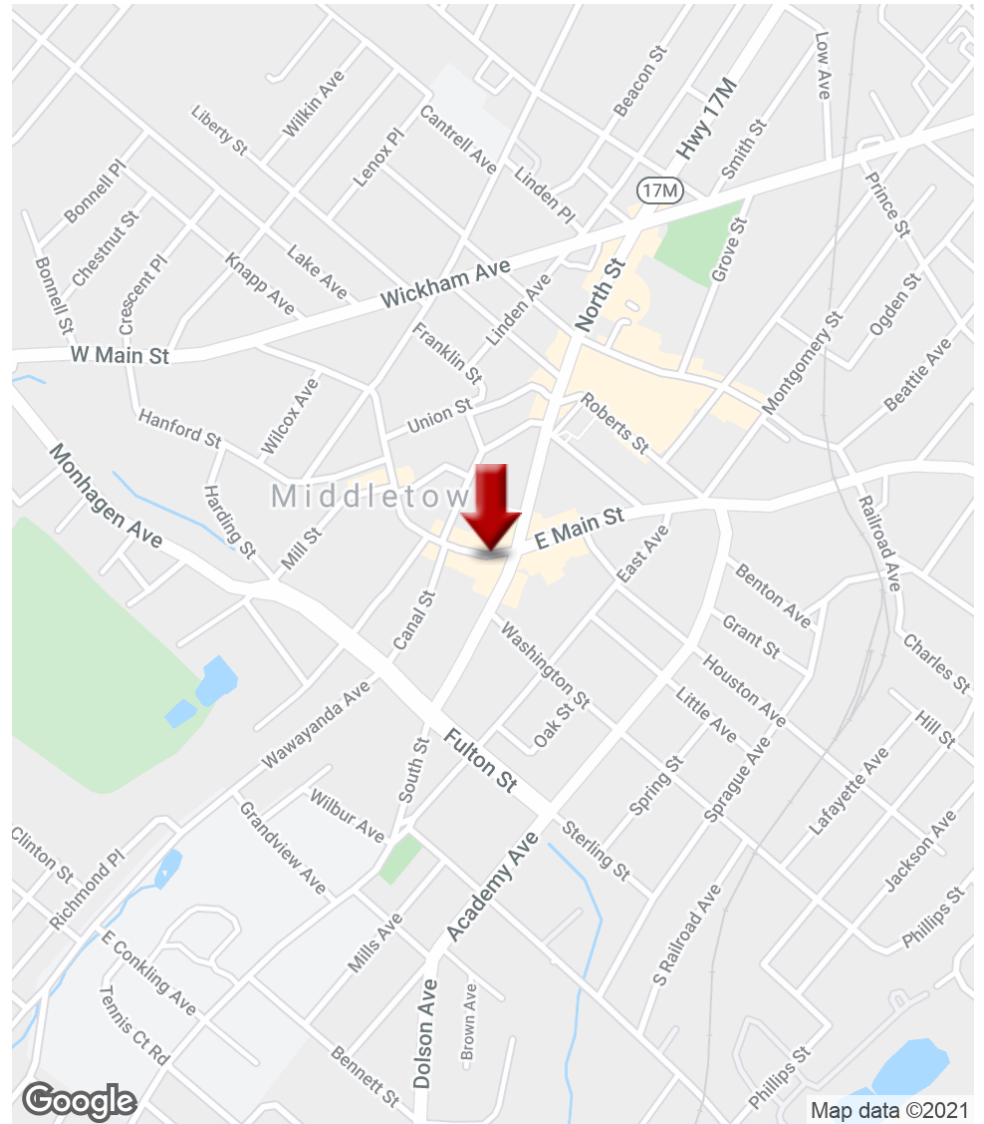
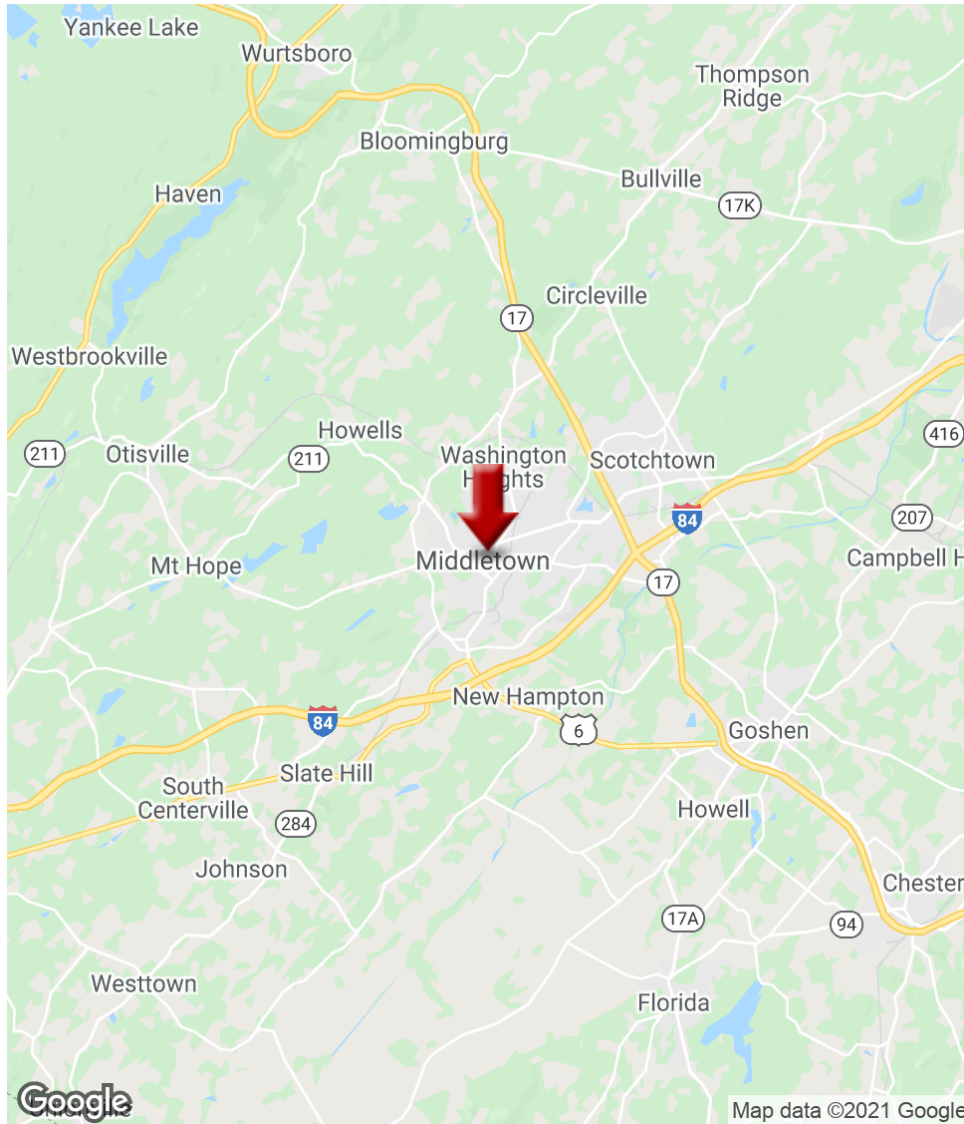
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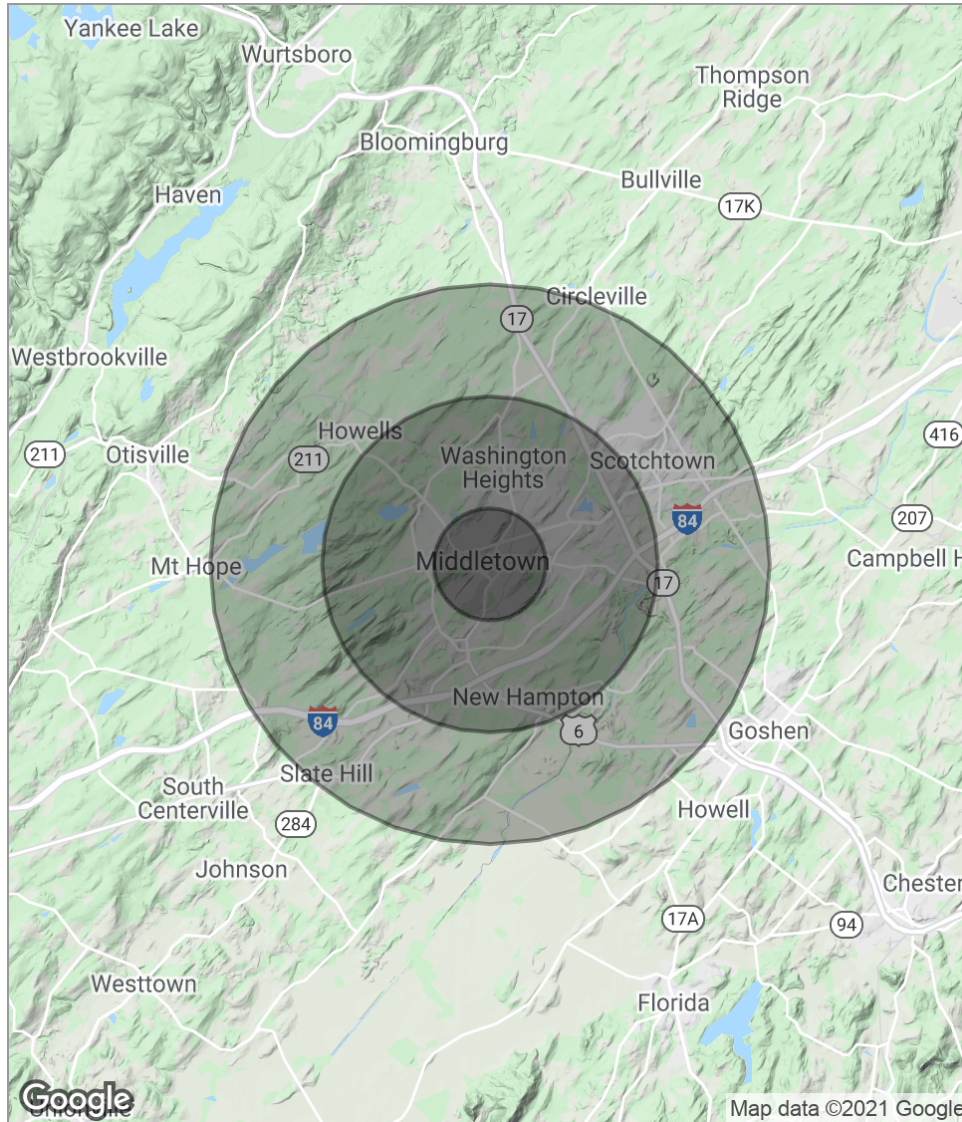
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,581	52,551	71,248
Median Age	33.6	34.9	36.2
Median Age (Male)	33.9	34.1	35.4
Median Age (Female)	33.2	35.3	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,324	18,407	25,019
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$61,533	\$65,599	\$70,205
Average House Value	\$259,680	\$270,966	\$276,057

** Demographic data derived from 2010 US Census*

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