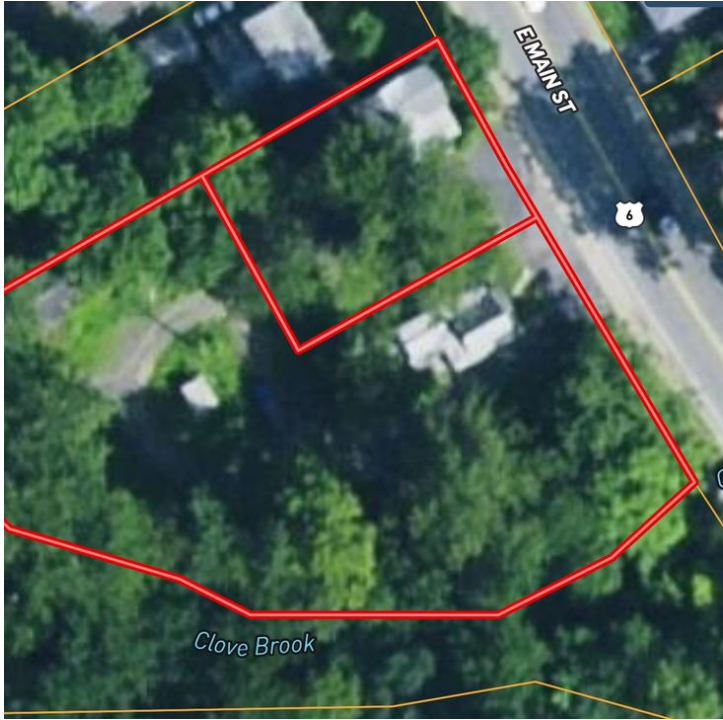


ROUCKEN

299 East Main Street , Port Jervis, NY 12771



OFFERING SUMMARY

SALE PRICE:	\$499,000
NUMBER OF UNITS:	2
AVAILABLE SF:	
LOT SIZE:	0.65 Acres
BUILDING SIZE:	13,782 SF
ZONING:	SC
MARKET:	Port Jervis
SUBMARKET:	New Jersey Border
PRICE / SF:	\$36.21

PROPERTY OVERVIEW

Presently used as single family home and seasonal rentals on adjoining property but value is the dirt for retail. Two SBL's Included in sale; 20-7-7.1 which is primary residence at 297 East Main St and 20-7-7.2 which are seasonal rentals on 299 East Main Street

PROPERTY HIGHLIGHTS

- .65 Acres on gateway to the Village of Port Jervis
- 16000 Cars Per Day
- Water sewer and gas
- Right off of exit for Interstate 84
- Motivated Seller

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

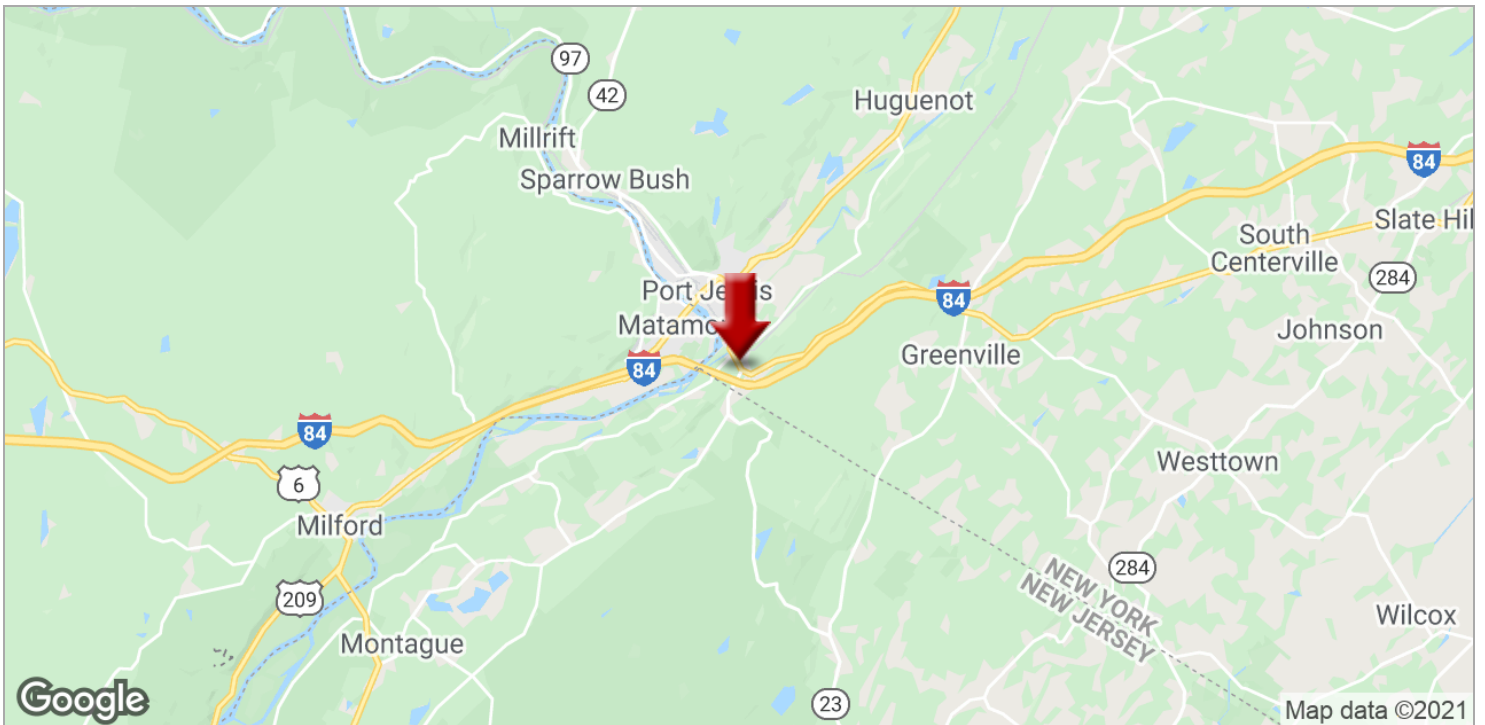
JOSEPH DISTELBURGER
Associate Broker/Investor Partner
0: 845.344.7170
jdistelburger@gmail.com

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.

Each Office Independently Owned and Operated kwcommercial.com

ROUCKEN

299 East Main Street , Port Jervis, NY 12771



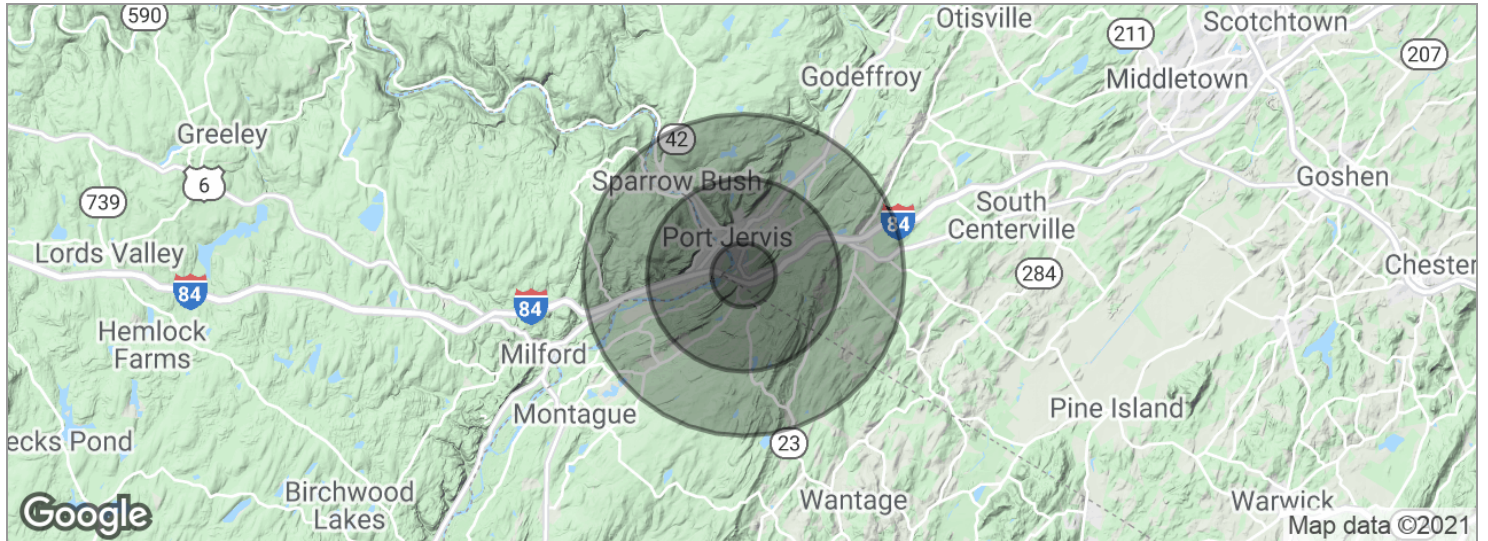
KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
0: 845.344.7170
jdistelburger@gmail.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.

ROUCKEN

299 East Main Street , Port Jervis, NY 12771



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,215	17,472	23,210
Median age	37.1	38.3	38.8
Median age (male)	35.4	36.8	37.3
Median age (Female)	39.1	39.8	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,610	6,837	8,960
# of persons per HH	2.6	2.6	2.6
Average HH income	\$52,675	\$59,910	\$63,616
Average house value	\$214,568	\$219,474	\$227,655

* Demographic data derived from 2010 US Census

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
0: 845.344.7170
jdistelburger@gmail.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.

Each Office Independently Owned and Operated kwcommercial.com