

OFFERING MEMORANDUM

2147 Albany Post Road, Montrose, NY 10548

4,000 SF RETAIL BUILDING + BUSINESS FOR SALE



PRESENTED BY

JAMES DOORHY

Associate Real Estate Broker

Houlihan Lawrence Commercial

M 845.406.2264

JDoorhy@houlihanlawrence.com



HOULIHAN LAWRENCE
COMMERCIAL

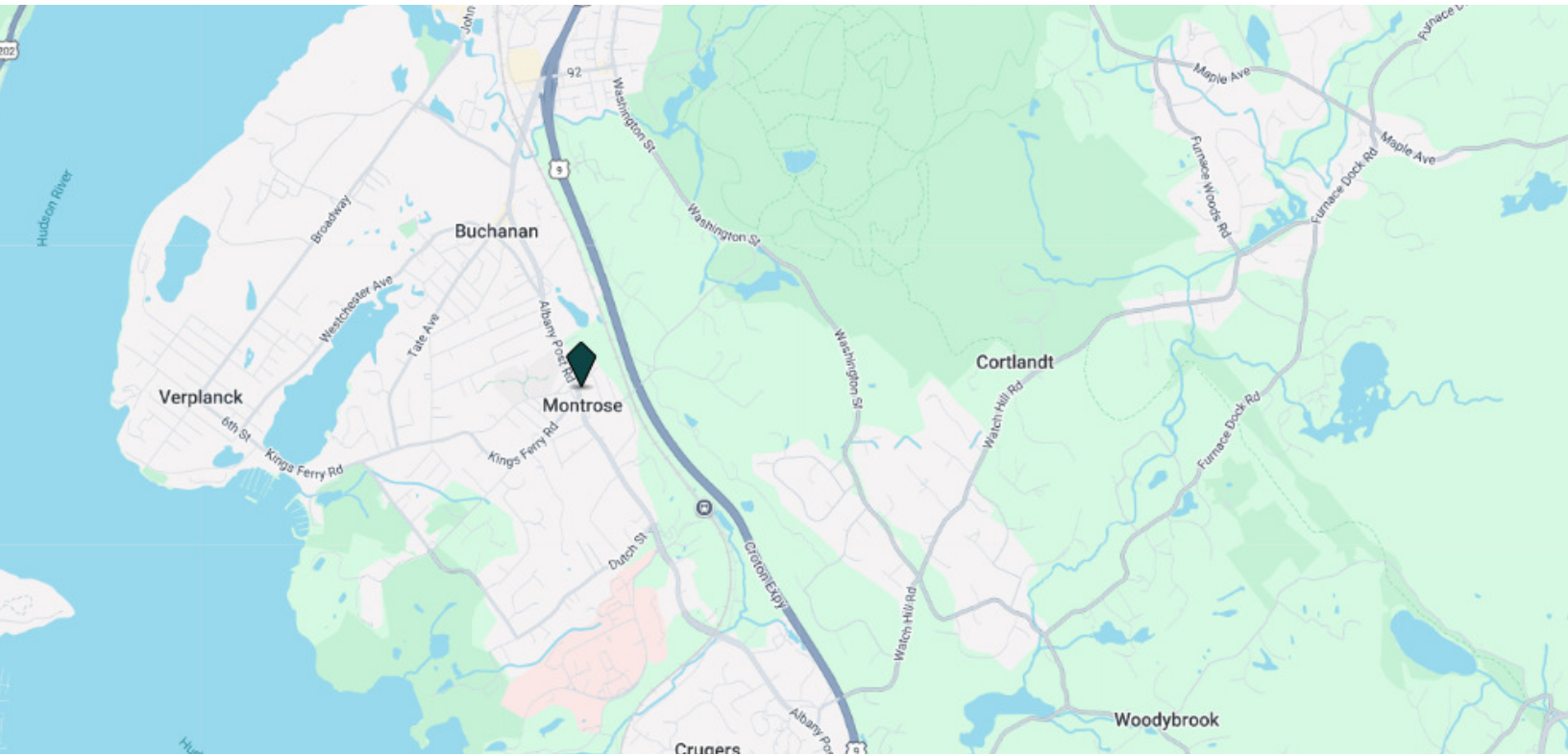


Cole's | 2147 Albany Post Road
4,000 SF

TURNKEY DELI-BUTCHER-CATERING ENTERPRISE FOR SALE THAT INCLUDES THE REAL ESTATE

Extraordinary opportunity to acquire a thriving business that includes a loyalty program 25,000 strong. The close proximity of accelerated residential development lends to long term growth and amplifies potential at this busy location. There are 2 buildings, the main building comprises of Deli-Butcher on the main level with an office /apt on the 2nd level, the other red building mainly focuses on the catering part of the business with a full kitchen. There are over 30 on-site parking spaces and highly visible signage.

OFFERED AT: \$1,800,000



Transportation

 Buses		
Kings Ferry Rd & Albany Post Rd	0 min drive	0.1 mi
Kings Ferry Rd & Henning Dr	0 min drive	0.3 mi
Kings Ferry Rd & Montrose Point Rd	0 min drive	0.4 mi
Albany Post Rd & Round Tree La	1 min drive	0.4 mi
Albany Post Rd & Round Tree La	1 min drive	0.4 mi
 Commuter Rail		
Cortlandt Station 	17 min walk	0.9 mi
Peekskill Station 	5 min drive	2.5 mi
 Airport		
Westchester County	40 min drive	24.2 mi
New York Stewart International 	46 min drive	26.5 mi