

FREEHOLD COUNTRY PUB
3645 CR-67
FREEHOLD, NEW YORK

PROPERTY SALE



FREEHOLD COUNTRY PUB

3645 CR-67 / FREEHOLD NY

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



PROPERTY DETAILS

 **\$770,000 ASKING**

 **9,500 GROSS SF:**
2,324 SF Banquet Hall
3,578 SF Restaurant
3,578 SF Residential Apts

 **VIDEO TOUR LINK**

CATSKILLS PROPERTY FOR SALE
WITH CONVERTED BANQUET HALL,
RESTAURANT AND 3X APARTMENTS

LOCATED OUTSIDE OF CAIRO, NY
AT INTERSECTION OF STATE RD 32 &
COUNTRY ROAD 67

BUILT IN 1795 WITH FULL RENOVATION
IN 1999

LAND ACRES: 0.66 AC
BUILDING FAR: 0.26
LAND: 28,750 SF

SEPTIC SEWER
WELL WATER

64' FRONTAGE ON ROUTE 32
25 PARKING SPACES



CASH FLOW ANALYSIS

RESTAURANT BUILDING	MONTHLY	ANNUAL
Restaurant	\$4,500.00	\$54,000.00
2 Bed Apartment	\$1,600.00	\$19,200.00
1 Bed Apartment	\$925.00	\$11,100.00
Studio (Vacant)	\$650.00	\$7,800.00
BANQUET HALL BUILDING		
Bi Level Studio (Owner Occupied)	\$2,500.00	\$30,000.00
RENT ROLL		\$122,100.00
EXPENSES		
Real Estate Taxes	\$998.39	\$11,980.68
Insurance	\$1,055.83	\$12,669.96
Utilities (Tenant's pay)		\$0.00
Maintenance @ 3%		\$3,663.00
Management @ 5%		\$6,105.00
Vacancy @ 5%		\$6,105.00
Subtotal		\$40,523.64
NOI		\$81,576.36
Sale at 10.5% Capitalization Rate		\$776,917.71

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RESTAURANT & BAR

3,578 SF RESTAURANT
CURRENTLY FOR LEASE OR SALE

\$54,000 ESTIMATED ANNUAL
RENT

FULLY VENTED HOOD WITH GAS
COOKING

FIRE SUPPRESSION SYSTEM
INSTALLED

FULL LIQUOR LICENSE IN PLACE

APPROXIMATELY 54 SEATS IN
RESTAURANT & 18 AT BAR

KITCHEN / BAR EQUIPMENT AND
FURNITURE INCLUDED IN SALE
(EQUIPMENT LIST INCLUDED)

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RESTAURANT & BAR / KITCHEN



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RESTAURANT BUILDING APARTMENTS

3,578 SF RESIDENTIAL

APARTMENT A:
2 BEDROOM / 1 BATH
\$19,200 ANNUAL RENT
CURRENTLY RENTED

APARTMENT B:
1 BEDROOM / 1 BATH
\$11,100 ANNUAL RENT
CURRENTLY RENTED

APARTMENT C:
STUDIO
\$7,800 ANNUAL RENT
CURRENTLY VACANT

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BANQUET HALL BUILDING

2,324 SF BANQUET HALL BUILDING CONVERTED TO LARGE STUDIO APARTMENT

BI-LEVEL STUDIO WITH MEZZANINE

\$30,000 ANNUAL RENT

CURRENTLY OWNER OCCUPIED AND CAN BE USED AS AIRBNB RENTAL

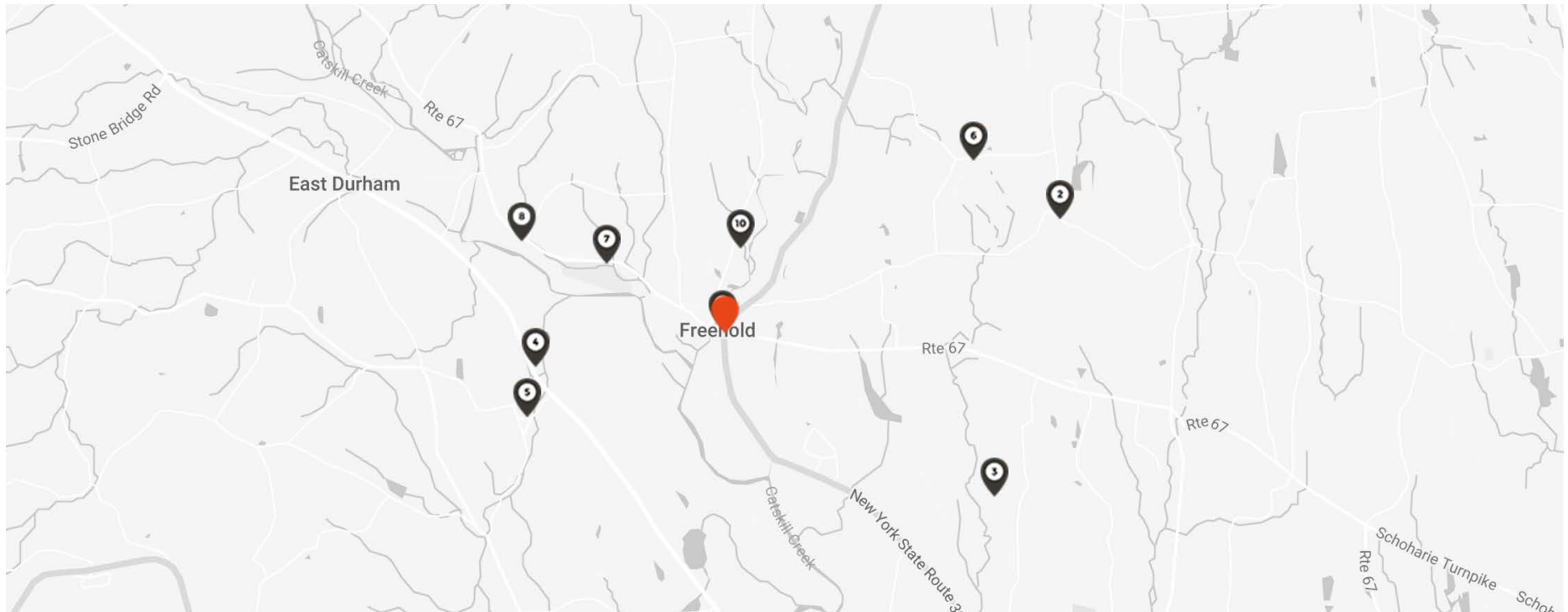


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NEIGHBORS

- | | |
|-------------------------------------|--------------------------|
| 1 - Freehold Country Store | 7 - Freehold Airport 115 |
| 2 - Sunny Hill Resort & Golf Course | 8 - Story's Nursery |
| 3 - Freehold Art Exchange | 9 - Glen Falls House |
| 4 - McGrath's Edgewood Falls | 10 - Camp Freehold |
| 5 - Blackthorne Resort | 11 - Casa Susanna |
| 6 - Pine Ridge Event Venue | 12 - Wyndham Mountain |

DEMOGRAPHICS

(1MI/3MI)
POPULATION - 399 / 1,335
AVERAGE AGE - 44.6 / 46
AVERAGE HH INCOME -
\$129,216 - \$111,519

TRANSPORT

Adirondack Trailways:
Hensonville