



Lumber Yard & Building Materials Business With Real Estate

HUDSON VALLEY, NY



RETAIL LUMBER YARD AND BUILDING MATERIALS BUSINESS ON +/-72 ACRES

KW COMMERCIAL
9 Bert Crawford Rd
Middletown, NY 10940

PRESENTED BY:

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LUMBER YARD BUSINESS FOR SALE WITH REAL ESTATE

LUMBER YARD & BUILDING MATERIALS BUSINESS

Hudson Valley, NY



PROPERTY DESCRIPTION

Introducing an exceptional industrial/manufacturing investment opportunity in Monticello, NY. This impressive property features a combined spacious 76,275 SF over several buildings, ideally zoned CI/RR1 to accommodate a range of industrial and manufacturing operations. Situated in the bustling New York area, this location offers prime accessibility and exposure. With a modern fleet of delivery vehicles and abundant expansion potential across both parcels, this turnkey opportunity promises continued sales growth and comes with a seasoned workforce willing to stay on. Included in this Turn Key operating business: All equipment, forklifts, yard equipment, furniture & fixtures & equipment. Inventory fluctuates seasonally and will be sold at cost, separately at closing. Don't miss the chance to secure a profitable venture with this remarkable industrial property.

PROPERTY HIGHLIGHTS

- 76,275 SF industrial/manufacturing building
- Zoned CI/RR1 for versatile operational potential
- Prime New York area location for accessibility
- Modern, well-maintained infrastructure
- Ample space for expansion and growth
- Efficient layout for streamlined operations
- High-capacity utilities and power supply
- Dedicated loading docks for seamless logistics
- Well-equipped for heavy manufacturing equipment
- Spacious storage and warehouse facilities

OFFERING SUMMARY

Sale Price:	\$9,000,000
Lot Size:	72.4 Acres
Building Size:	76,275 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

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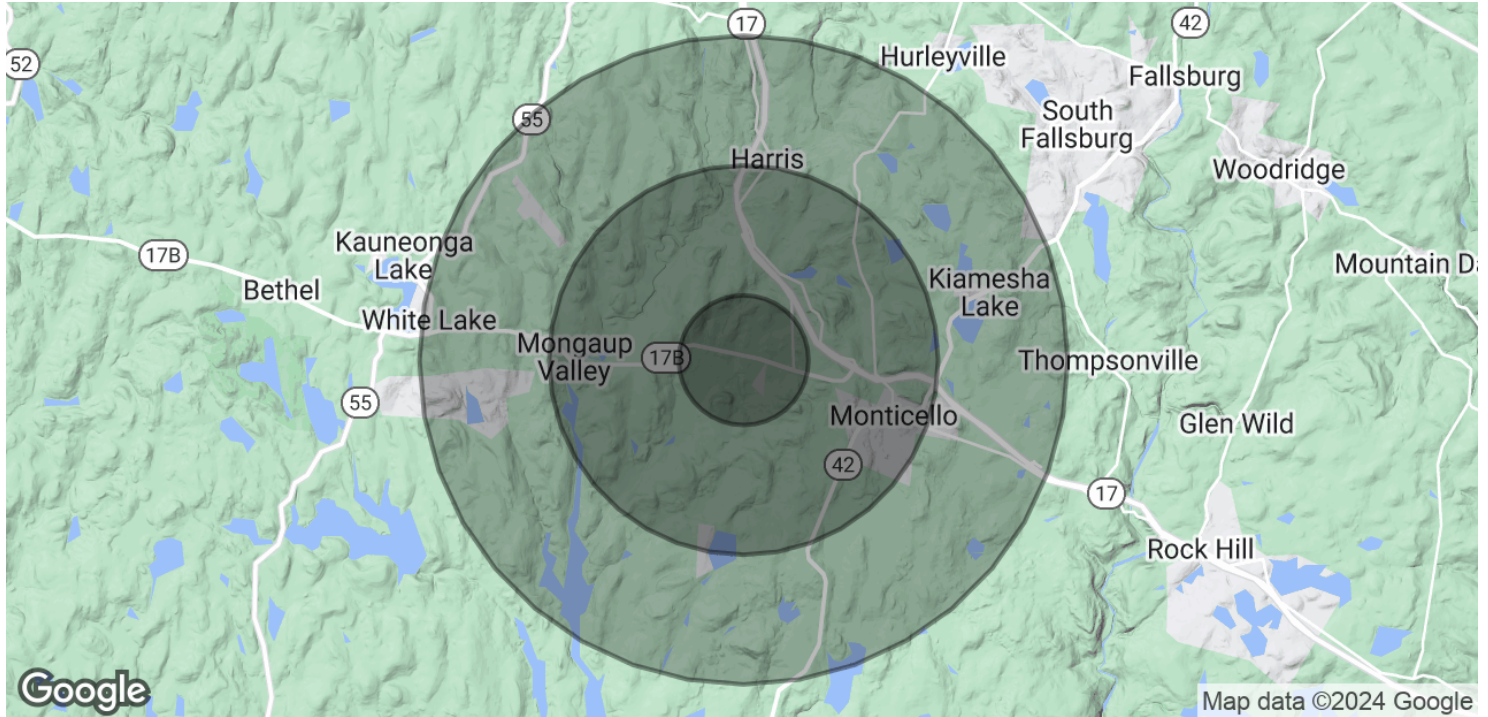
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	592	7,711	13,490
Average Age	34.5	39.6	40.9
Average Age (Male)	34.7	37.3	39.4
Average Age (Female)	33.3	41.5	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	269	4,391	9,106
# of Persons per HH	2.2	1.8	1.5
Average HH Income	\$49,029	\$38,136	\$35,257
Average House Value	\$92,766	\$82,334	\$114,858

* Demographic data derived from 2020 ACS - US Census

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