Beaverkill Angler

1959 OLD ROUTE 17

Roscoe, NY 12776

PRESENTED BY:

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Table of Contents

5 **PROPERTY INFORMATION**

Property Summary 6
Property Description 7
Complete Highlights 8
Additional Photos 9

10 **LOCATION INFORMATION**

Regional Map 11
Location Map 12
Aerial Map 13

14 **FINANCIAL ANALYSIS**

Financial Summary 15
Income & Expenses 16
Rent Roll 17

18 **DEMOGRAPHICS**

Demographics Map & Report 19

20 **ADVISOR BIOS**

Advisor Bio 1 21

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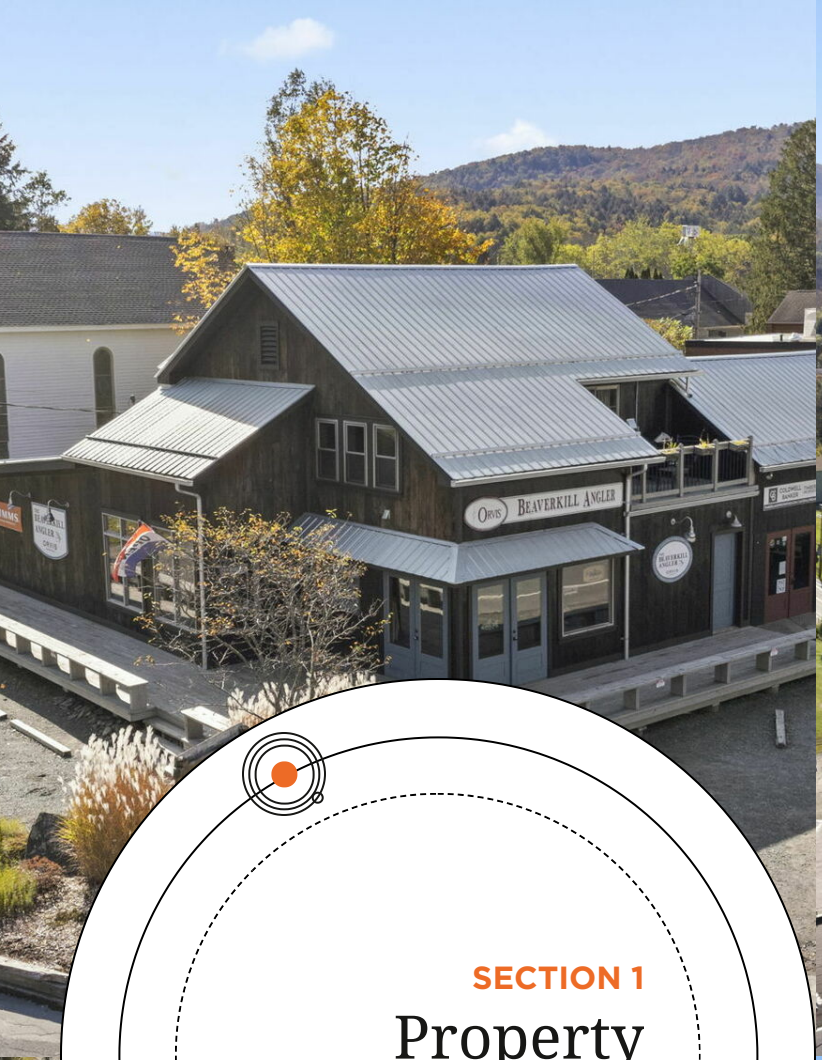
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

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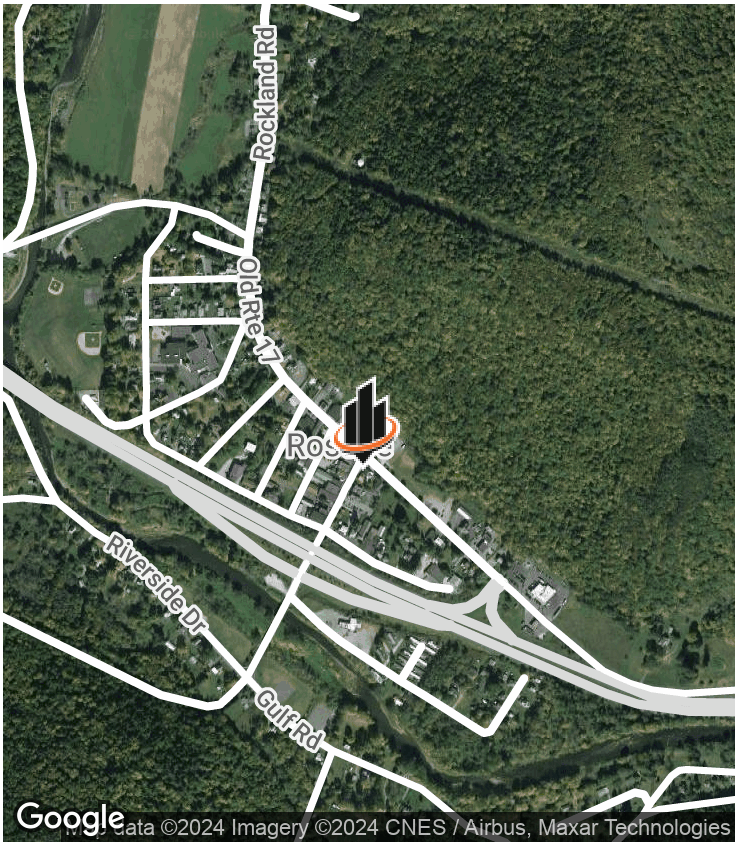
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,300,000
BUILDING SIZE:	4,799 SF
LOT SIZE:	9,200 SF
PRICE / SF:	$270.89
CAP RATE:	16.45%
NOI:	$213,904
YEAR BUILT:	1968
RENOVATED:	2017
ZONING:	GB
MARKET:	Roscoe Retail
APN:	484400 36.-1-1
VIDEO:	View Here

PROPERTY OVERVIEW

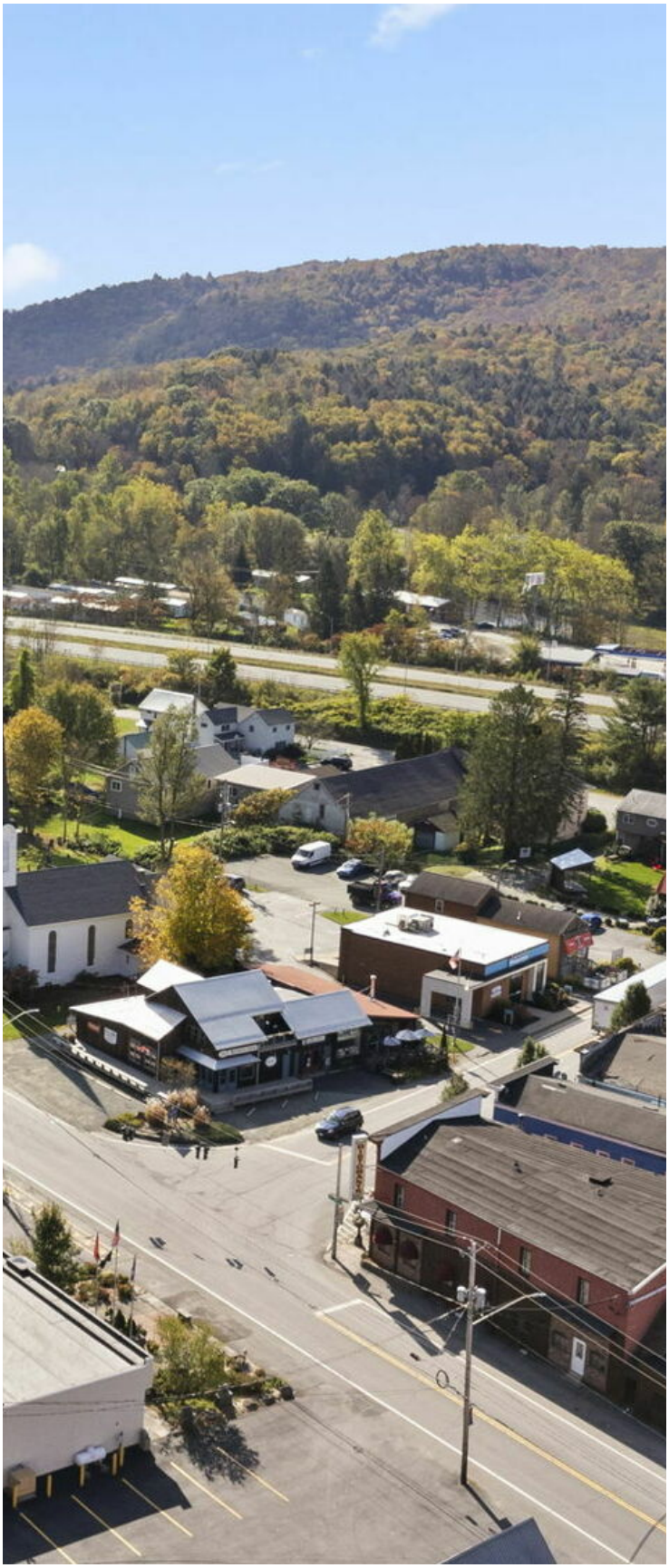
Discover the epitome of convenience and charm in the heart of downtown Roscoe, New York, a picturesque town known as Trout Town, USA. Nestled just two hours away from major metropolitan areas like New York City, Connecticut, New Jersey, and Pennsylvania, this property offers a unique investment opportunity. Comprising three versatile commercial spaces and a comfortable 2-bedroom, 1-bath apartment above, this real estate gem has it all.

The anchor tenant, the renowned Beaverkill Angler, has been a pillar of the community since 1979, serving fishing enthusiasts with top-quality gear and outfitting services in the midst of world-class trout streams. The property boasts one of the most coveted locations in town and is impeccably maintained. It's not just about fishing, though. The second commercial space houses Coldwell Banker, a respected real estate franchise with 50 offices throughout upstate NY, while the third space is a lively cocktail bar and restaurant, The Junction, widely acclaimed as the best in town. The property boasts 11 exclusive parking spaces and enjoys a convenient location just across the street from a spacious parking lot.

Situated just a stone's throw from the Beaverkill and Willowemoc Rivers, this property perfectly caters to the thriving angling community. Roscoe's resurgence as a sought-after destination is evident, and the property itself underwent a thoughtful renovation in 2017. Whether you're seeking a sound investment opportunity or a place to establish your own entrepreneurial venture, this property in downtown Roscoe encapsulates the spirit of this vibrant and scenic town, inviting you to be a part of its thriving future.

The Beaverkill Angler business is currently listed for sale as well, presenting a truly unique opportunity for prospective buyers. For those passionate about the art of fly fishing and seeking to immerse themselves in the serene beauty of the Beaverkill River region, this sale is an invitation to step into a well-established and respected brand. This opportunity holds the promise of both a rewarding business endeavor and an enduring connection to the pristine waters and natural splendor that have drawn anglers to the Beaverkill region for generations.

The business and entire package are available for $1,300,000. The NOI includes net income from the business. Financials and P&L upon request with a signed NDA.



PROPERTY DESCRIPTION

Discover the epitome of convenience and charm in the heart of downtown Roscoe, New York, a picturesque town known as Trout Town, USA. The esteemed Beaverkill Angler business is listed for sale, offering a unique opportunity for acquisition either separately or in conjunction with the accompanying prime real estate. Nestled just two hours away from major metropolitan areas like New York City, Connecticut, New Jersey, and Pennsylvania, this property offers a unique investment opportunity. Comprising three versatile commercial spaces and a comfortable 2-bedroom, 1-bath apartment above, this real estate gem has it all.

The anchor tenant, the renowned Beaverkill Angler, has been a pillar of the community since 1979, serving fishing enthusiasts with top-quality gear and outfitting services in the midst of world-class trout streams. The property boasts one of the most coveted locations in town and is impeccably maintained. It's not just about fishing, though. The second commercial space houses Coldwell Banker, a respected real estate franchise with 50 offices throughout upstate NY, while the third space is a lively cocktail bar and restaurant, The Junction, widely acclaimed as the best in town. The property boasts 11 exclusive parking spaces and enjoys a convenient location just across the street from a spacious parking lot.

Situated just a stone's throw from the Beaverkill and Willowemoc Rivers, this property perfectly caters to the thriving angling community. Roscoe's resurgence as a sought-after destination is evident, and the property itself underwent a thoughtful renovation in 2017. Whether you're seeking a sound investment opportunity or a place to establish your own entrepreneurial venture, this property in downtown Roscoe encapsulates the spirit of this vibrant and scenic town, inviting you to be a part of its thriving future.

The Beaverkill Angler business is currently listed for sale as well at $425,000, presenting a truly unique opportunity for prospective buyers. For those passionate about the art of fly fishing and seeking to immerse themselves in the serene beauty of the Beaverkill River region, this sale is an invitation to step into a well-established and respected brand.

The asking price includes the Beaverkill Angler business and real estate. The business is for sale at $425,000 and the real estate is offered at $899,000. Can be bought separately or as a package. The NOI includes net income from the business. Financials and P&L upon request with a signed NDA.

LOCATION DESCRIPTION

In downtown Roscoe, New York, this property enjoys a prime location just two hours from major cities. Known as Trout Town, USA, Roscoe is famous for its five top-rated trout streams, making it a magnet for anglers. Surrounded by serene reservoirs and lakes, it's an angler's paradise. Conveniently situated near the Beaverkill and Willowemoc Rivers, this location has witnessed Roscoe's recent surge in popularity, offering a promising setting for residents and businesses alike. Positioned at the intersection of Old Route 17 and Stewart Avenue, this property enjoys visibility and convenience at the heart of this thriving community.

PARKING DESCRIPTION

Surface lot with free municipal parking across the street

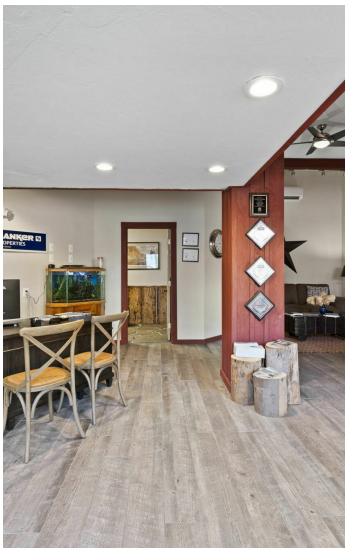
UTILITIES DESCRIPTION

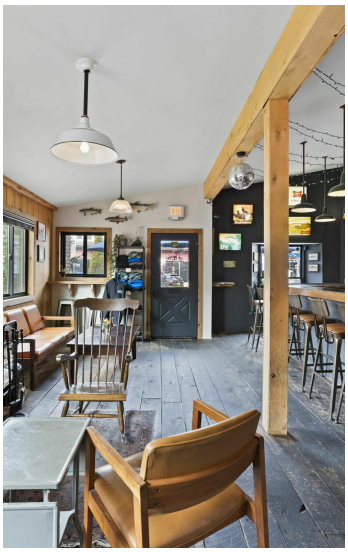
Electric is 2 phase 200 amp service. Natural Gas. Municipal water and sewer

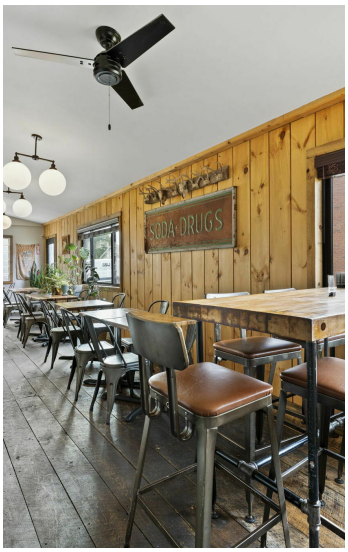
PROPERTY HIGHLIGHTS

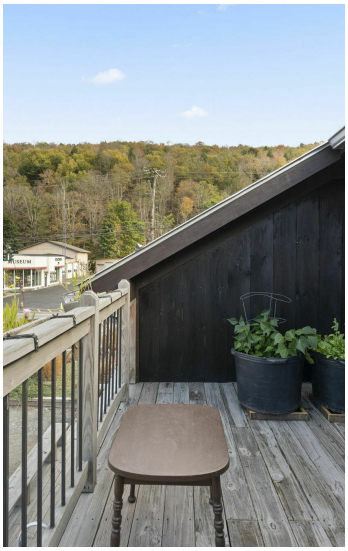
- Outstanding Package: Beaverkill Angler business is for sale, offering versatile options for acquisition—either separately or combined with the prime real estate.
- Prime Location: Located in downtown Roscoe, known as Trout Town, USA, and just two hours from major metropolitan areas, offering an exceptional investment opportunity.
- Versatile Commercial Spaces: Featuring three diverse commercial spaces, including the longstanding Beaverkill Angler, Coldwell Banker real estate office, and a renowned cocktail bar and restaurant, The Junction.
- Angler's Paradise: Situated close to world-class trout streams, making it an ideal destination for fishing enthusiasts and catering to the thriving angling community.
- Recent Renovation: The property underwent a thoughtful renovation in 2017, reflecting Roscoe's resurgence as a sought-after destination, inviting investment and entrepreneurial ventures in this picturesque town.

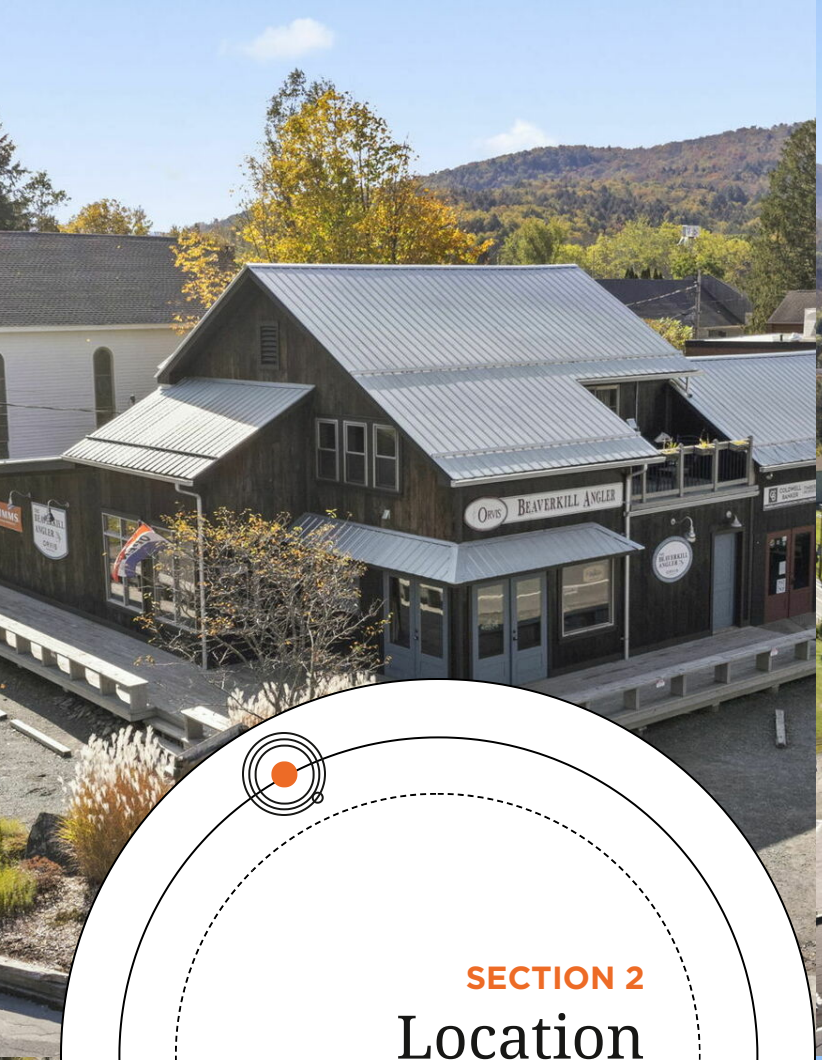
ADDITIONAL PHOTOS











SECTION 2

Location Information

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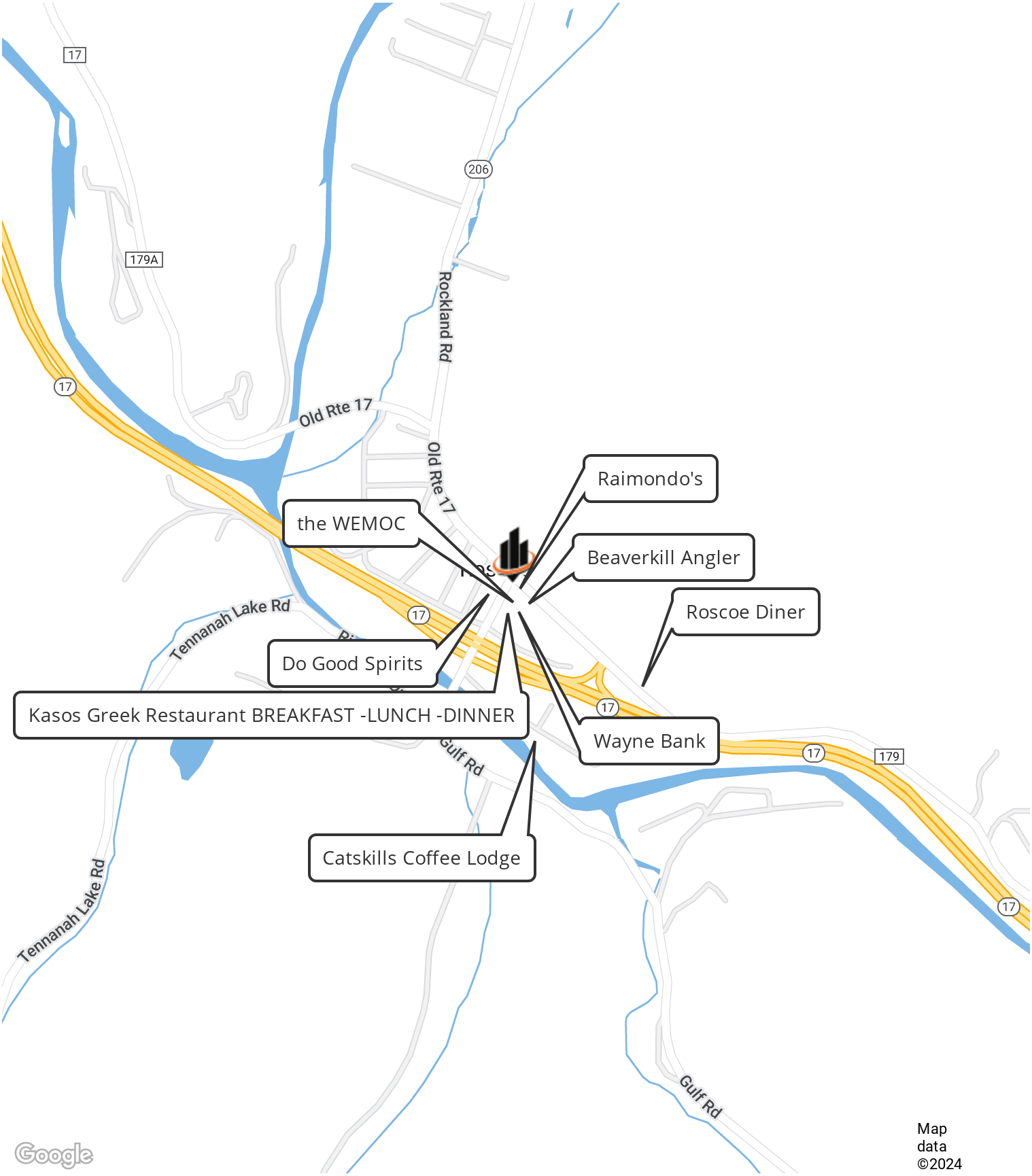
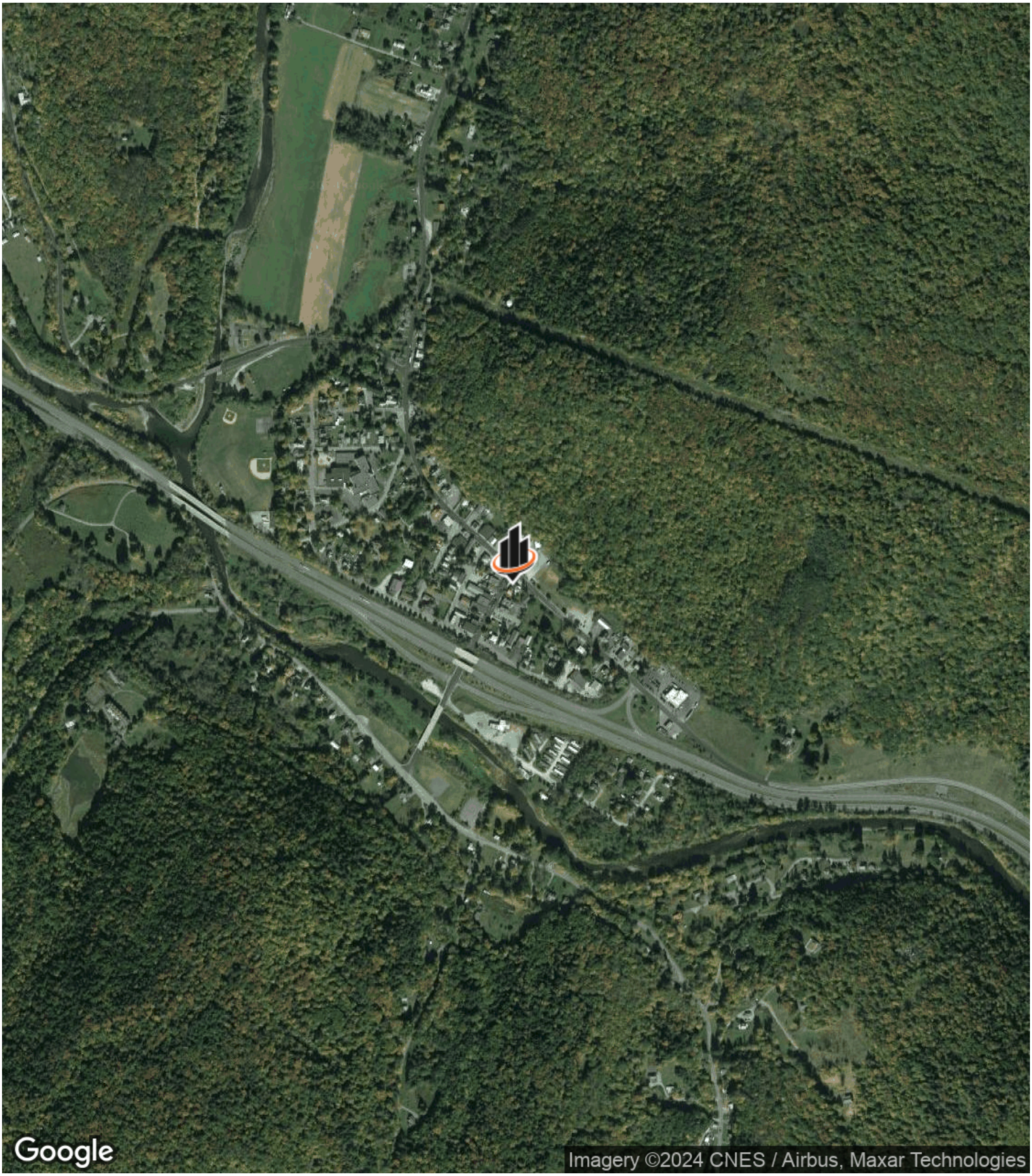
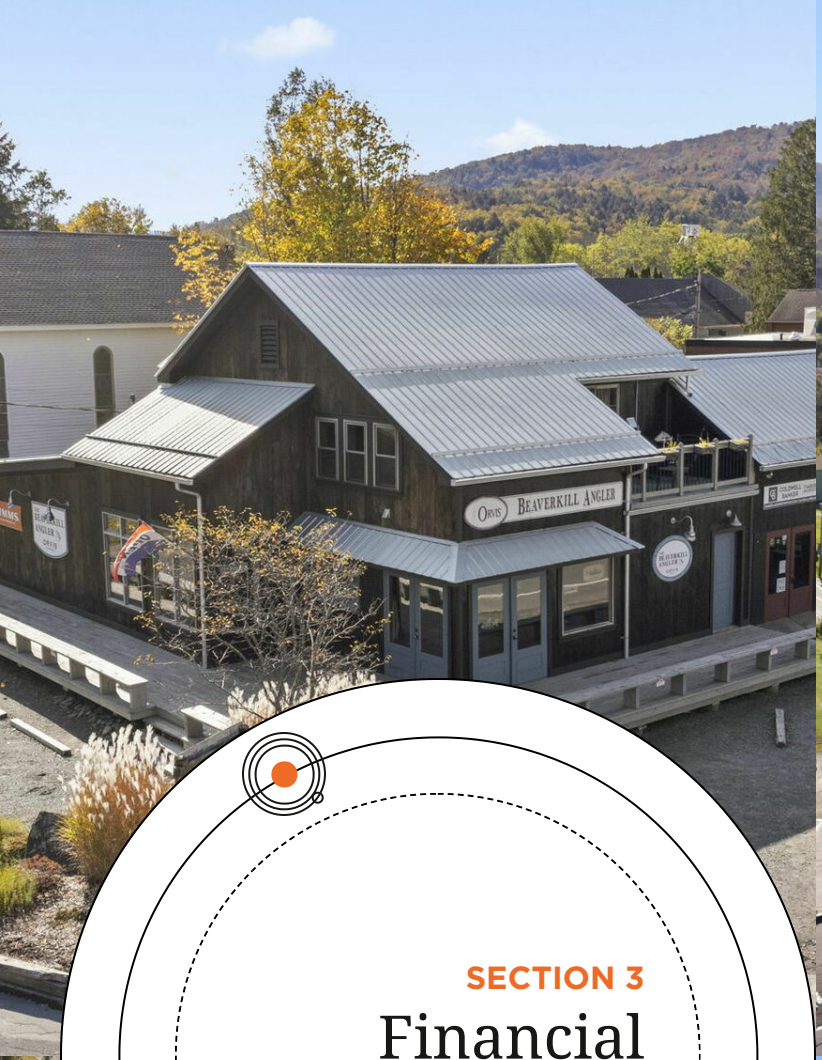
REGIONAL MAP

LOCATION MAP



AERIAL MAP





SECTION 3

Financial Analysis

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	BEAVERKILL ANGLER
PRICE	$1,300,000
PRICE PER SF	$271
PRICE PER UNIT	$325,000
GRM	12.44
CAP RATE	16.45%
CASH-ON-CASH RETURN (YR 1)	16.45%
TOTAL RETURN (YR 1)	$213,905

OPERATING DATA	BEAVERKILL ANGLER
GROSS SCHEDULED INCOME	$104,509
OTHER INCOME	$2,444
TOTAL SCHEDULED INCOME	$106,953
VACANCY COST	$3,135
GROSS INCOME	$238,564
OPERATING EXPENSES	$24,659
NET OPERATING INCOME	$213,905
PRE-TAX CASH FLOW	$213,905

FINANCING DATA	BEAVERKILL ANGLER
DOWN PAYMENT	$1,300,000

INCOME & EXPENSES

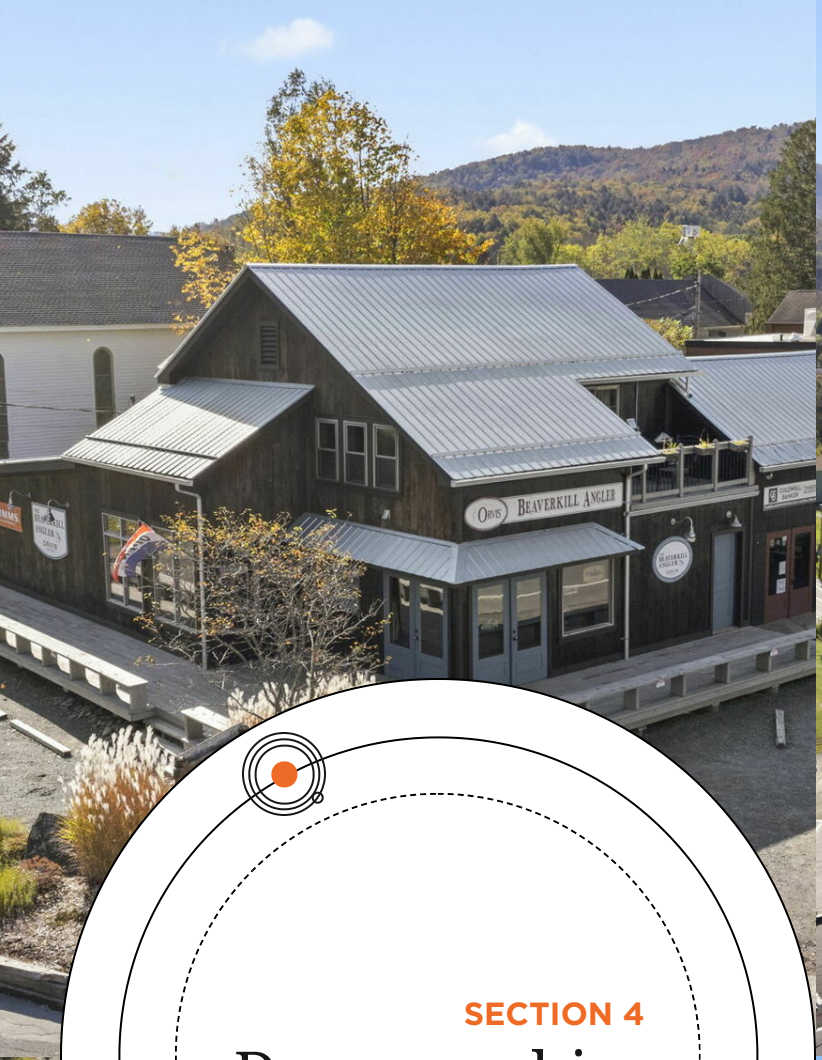
INCOME SUMMARY	BEAVERKILL ANGLER
TOTAL INCOME	**$238,564**

EXPENSE SUMMARY	BEAVERKILL ANGLER
MANAGEMENT (5%)	$5,166
TAXES	$9,526
INSURANCE	$2,227
REPAIRS AND MAINTENANCE	$5,562
UTILITIES	$2,175
GROSS EXPENSES	**$24,659**

NET OPERATING INCOME	**$213,904**

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
C1	Beaverkill Angler	2,301 SF	47.95%	$19.12	$48,000	$20.86	$44,000.00	MTM	MTM
C2	Coldwell Banker	653 SF	13.61%	$15.40	$16,000	$24.50	$10,056.20	04/30/2020	04/30/2025
C3	The Junction	1,081 SF	22.53%	$14.11	$16,000	$14.80	$15,252.91	12/31/2020	12/31/2025
Residential	Apartment	880 SF	18.34%	$40.00	$24,000	$27.27	$35,200.00	MTM	MTM
TOTALS		**4,915 SF**	**102.43%**	**$88.63**	**$104,000**	**$87.43**			
AVERAGES		**1,229 SF**	**25.61%**	**$22.16**	**$26,000**	**$21.86**			



SECTION 4

Demographics

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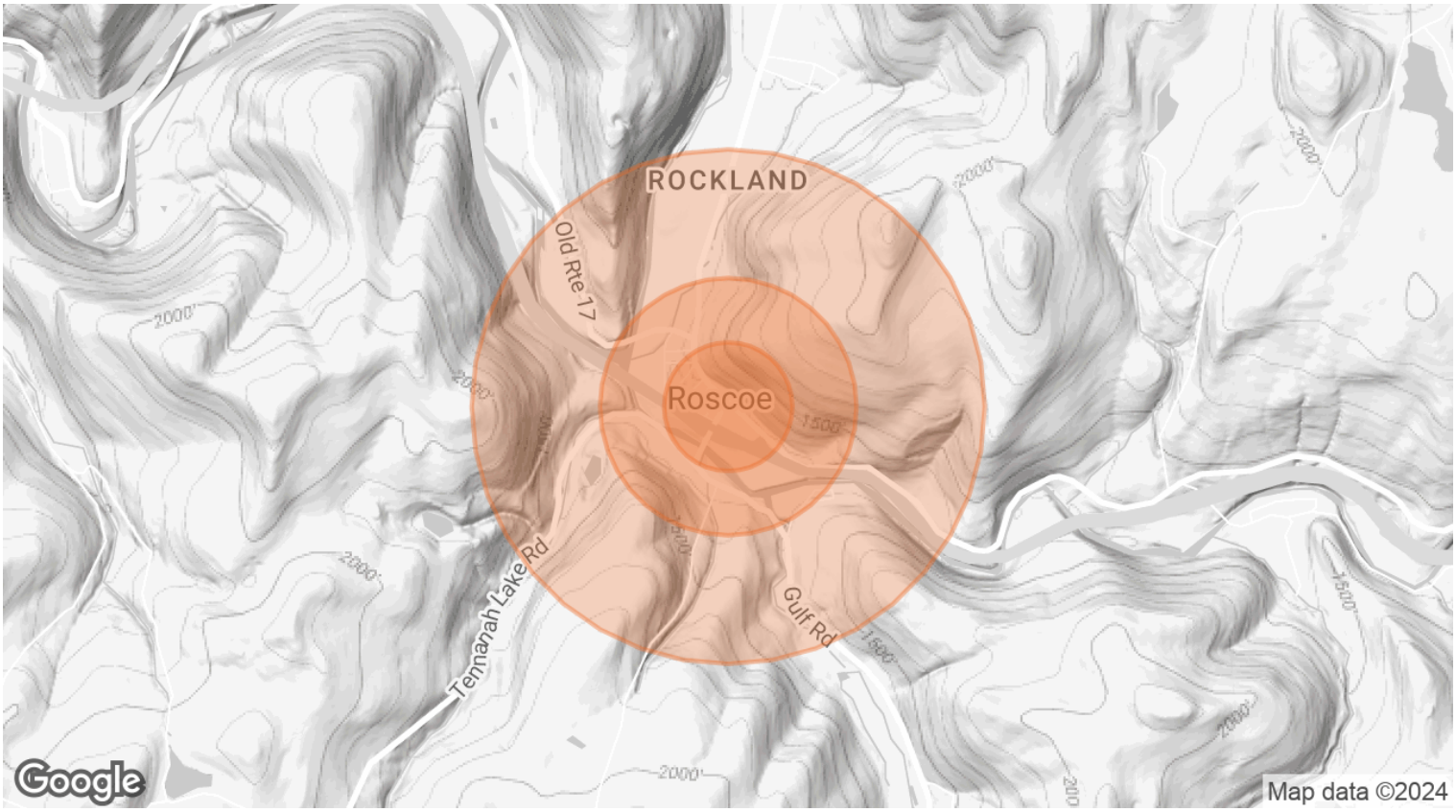
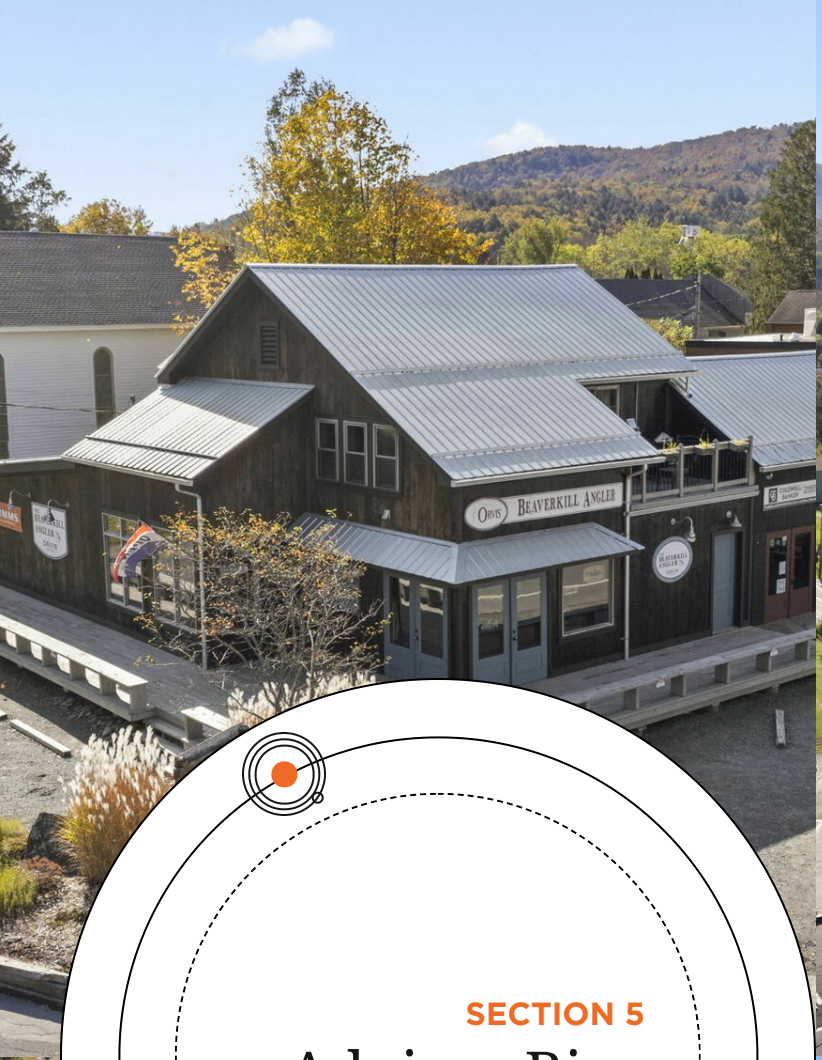
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11	52	229
AVERAGE AGE	61.0	53.8	51.0
AVERAGE AGE (MALE)	54.2	45.0	40.1
AVERAGE AGE (FEMALE)	64.5	58.1	56.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	36	149
# OF PERSONS PER HH	1.4	1.4	1.5
AVERAGE HH INCOME	$41,279	$39,972	$41,919
AVERAGE HOUSE VALUE	$120,569	$115,661	$115,742

2020 American Community Survey (ACS)



SECTION 5

Advisor Bios

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ADVISOR BIO 1

SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

PROFESSIONAL BACKGROUND

Scott's remarkable career began in 1986, and since then, he's held diverse Sales and Marketing roles, rising from Agent to District Manager and eventually becoming a Regional Sales Director overseeing five states. His journey culminated as a Corporate Executive at Columbian Mutual Life Insurance Company, reflecting his exceptional leadership and strategic prowess.

Driven by innovation, Scott co-founded a National Marketing Organization alongside visionary partners, expanding its reach to all 50 states with over 7,000 Agents, setting new industry standards.

Recognizing the evolving commercial real estate landscape, Scott seamlessly transitioned to this field, consistently producing multi-million dollar results. He completed a Certificate in Commercial Real Estate from Cornell University and earned the prestigious CCIM designation. His expertise spans various areas, from Market Analysis to Financial Modeling.

Specializing in Investment Real Estate, Scott's dynamic approach has facilitated deals involving Hotels, Banks, Churches, Multi-Use Properties, and more. His commitment to client value has cemented his status as one of the most active and influential investment realtors in the upstate market, earning him the Costar Power Broker award in 2018.

Scott's dedication, expertise, and innovative spirit continue to shape the future of commercial real estate, underlining his unwavering commitment to client success.

EDUCATION

Bachelors of Science Industrial Engineering
CCIM

MEMBERSHIPS

CCIM
NYSCAR

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