



MALOUF'S MOUNTAIN CAMPGROUND

FISHKILL RIDGE TRAIL, BEACON, NY 12508

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$1,800,000
Lot Size:	26.6 Acres
Taxes	\$13,734
Campsites	32
Residential Buildings	2
Residential Building Sizes	2,861 SF Total
Utilities	Water, Septic, Electric, Internet
Financing Available	Owner Financing Available For Qualified Purchasers

PROPERTY OVERVIEW

Welcome to Malouf's Mountain Campground, a serene retreat nestled in the breathtaking Hudson Valley, minutes from the vibrant City of Beacon, NY, just 70 miles North of NYC.

Spanning 26 acres, this picturesque property presents an unparalleled investment opportunity. Featuring 32 private campsites, 20 platform sites, and 12 primitive sites, this campground caters to adventurers of all levels. Guests have the convenience of bringing their own gear or renting from our campground store, which also sells all the camping essentials.

The property ensures convenience with well-pumped water feeding the central bathhouse, featuring sinks and private toilet and shower stalls, with water managed through two substantial 4,000-gallon septic tanks

Adding to its investment potential, the property includes a spacious 3Bed/2Bath, 1,700-square-foot house, along with a second building that includes 1,161 square-feet of residential apartment space spread across two one-bedroom units, plus garage and office space below for additional income.

With the surging popularity of outdoor tourism, this property holds immense potential given it's location, size and existing reputation, and would be a incredible asset in the hands of the right operator.

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HOUSE & APARTMENTS/GARAGE



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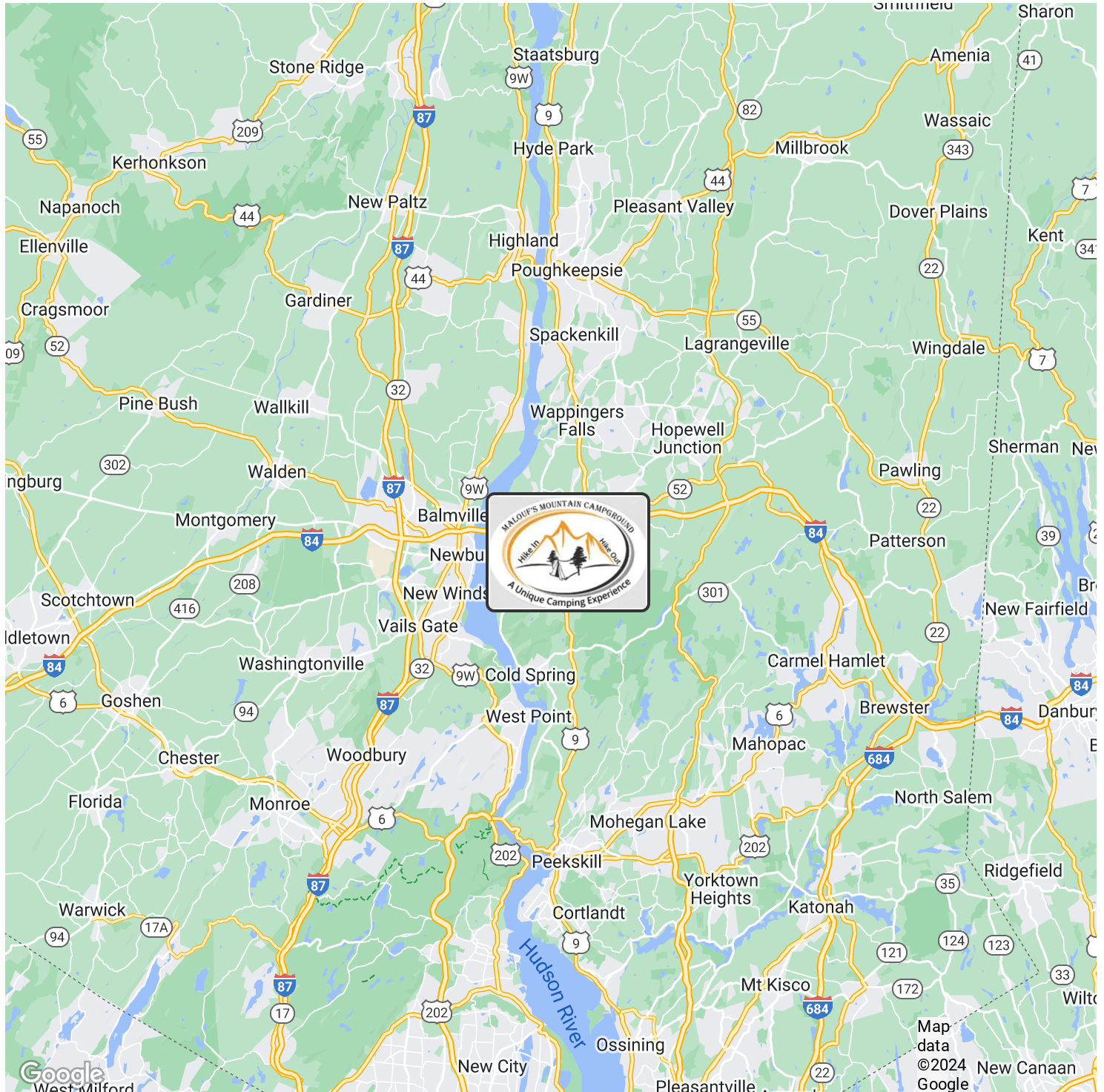
CAMP STRUCTURES



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	20 MILES	40 MILES	80 MILES
Total Population	738,348	3,305,100	22,577,669
Average Age	40.7	41.9	40.1
Average Age (Male)	39.3	40.5	38.7
Average Age (Female)	41.7	42.9	41.4

HOUSEHOLDS & INCOME	20 MILES	40 MILES	80 MILES
Total Households	284,150	1,287,356	9,163,317
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$105,376	\$134,521	\$107,451
Average House Value	\$317,009	\$481,087	\$458,096

* Demographic data derived from 2020 ACS - US Census