

# 1 King St, Marlborough, NY 12542

- Established Restaurant Venue in Hamlet of Marlborough
  - 3,332 SF,
  - 2 Stories Finished
  - Separate Entrances For Each Floor
  - Interior Recently Re-furbished
  - Brick Exterior
- Currently Vacant but in Move-In condition
- Muni Water, Sewer and Natural Gas
- Annual Rent Potential:
  - Restaurant Operator \$43,260 NNN
- Asking Price: \$419,000
- Contact:
  - John DeMarco
  - Century 21 Alliance Realty Group
  - 845.206.3667
  - DEMARCO\_JOHN@YAHOO.COM





# 1 King St, Marlboro, NY 12542-6141, Ulster County

- Property Detail
- Comparables
- Market Trends
- Neighbors
- Neighborhood Profile
- Assessor Map
- Flood Map

## Location Information

City/Town:	Marlboro	Zoning:	C
School District:	Marlboro	Section:	108-12
Zip Code Property:	12542	Flood Zone Code:	X
Census Tract:	9538.00	Flood Zone Panel:	36111C0905E
Carrier Route:	R002	Flood Zone Date:	09/25/2009

## Tax Information

Tax ID:	513600.108.012-0003-013.000/0000	% Improved:	80%
SWIS:	513600	APN :	<a href="#">3600-108.012-0003-013.000-0000</a>
Block:	3	Parcel ID:	360010801200030130000000
Lot:	13		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$252,000	\$252,000	\$252,000
Assessed Value - Land	\$50,500	\$50,500	\$50,500
Assessed Value - Improved	\$201,500	\$201,500	\$201,500
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$252,000	\$252,000	\$252,000

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$10,848		
2015	\$10,660	-\$188	-1.73%
2016	\$10,726	\$66	0.62%

## Characteristics

Property Class:	Restaurant	Construction Grade:	Average
Land Use -CoreLogic:	Restaurant Building	Water:	Commercial
Lot Frontage:	45	Sewer:	Commercial
Lot Depth:	117	Porch:	Covered Porch
Lot Acres:	0.1209	Porch 1 Area:	35
Lot St Ft:	5,265	State Use Description:	Restaurant-421
Building Sq Ft:	3,332		







