



RENDERING OF POSSIBLE CONFIGURATION

FOR SALE

Gateway Location Development / Redevelopment Assemblage

BREWSTER, NY 10509

PROPERTY LOCATED IN THE UNINCORPORATED TOWN OF SOUTHEAST



HOULIHAN LAWRENCE
COMMERCIAL

5

PROPERTY
PORTFOLIO
BREWSTER

EXECUTIVE SUMMARY



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GATEWAY LOCATION DEVELOPMENT / REDEVELOPMENT ASSEMBLAGE

Houlihan Lawrence Commercial is pleased to present an assemblage of three (3) properties combining a total of over 8 acres.

These Properties are located in Brewster, NY, in a gateway location, with strategic and easy access to major highways serving broad geographies (North, South, East and West). Two of the properties are former dealerships. One is improved with a large 13,000 square feet lot and the second is land. The third property is a cluster of three unimproved land tax lots. The assemblage provides flexibility for buyers with option to purchase all or part of the portfolio

Offered as a portfolio and individual investments

COMBINED PRICE: \$4,595,000.00



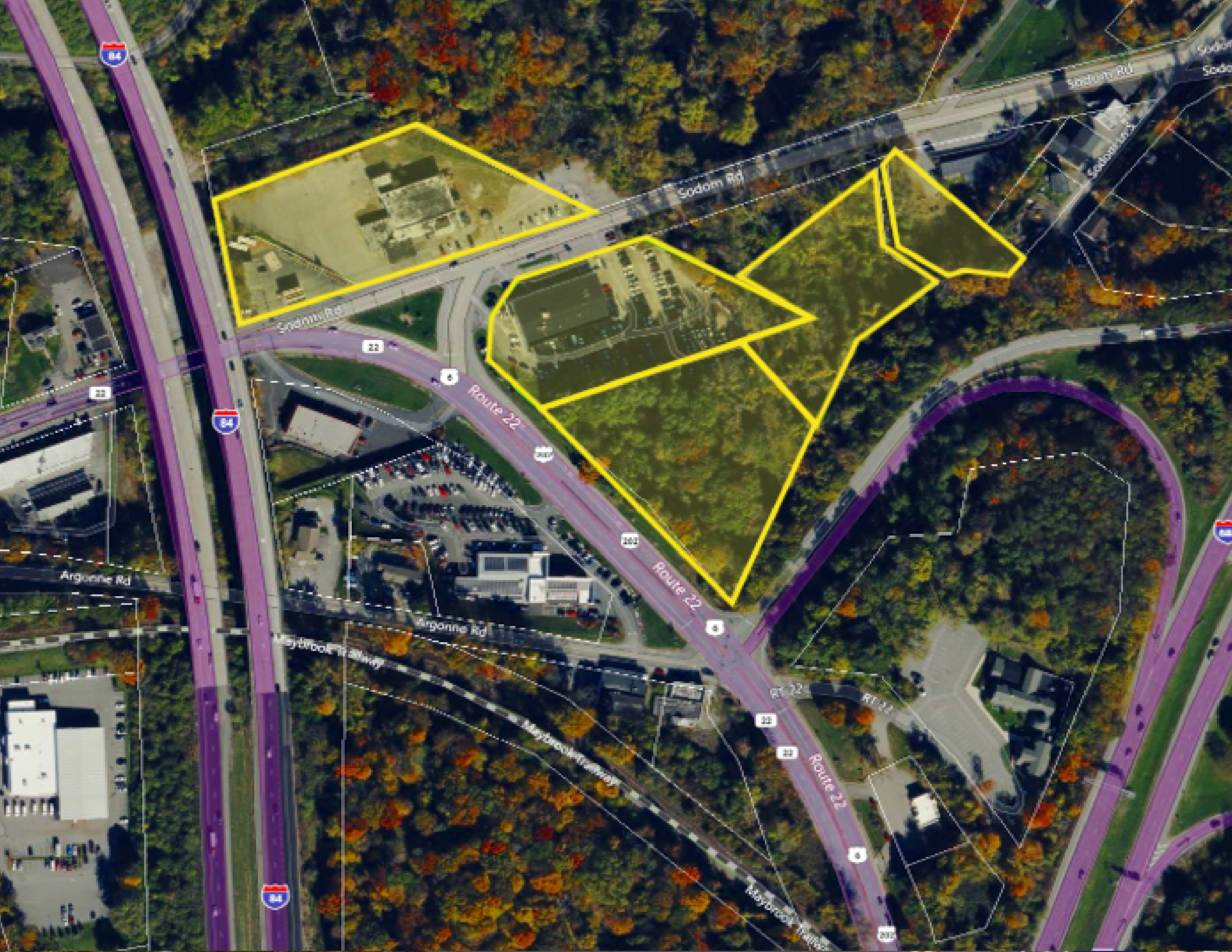
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Portfolio

Brewster, NY 10509



Property Details





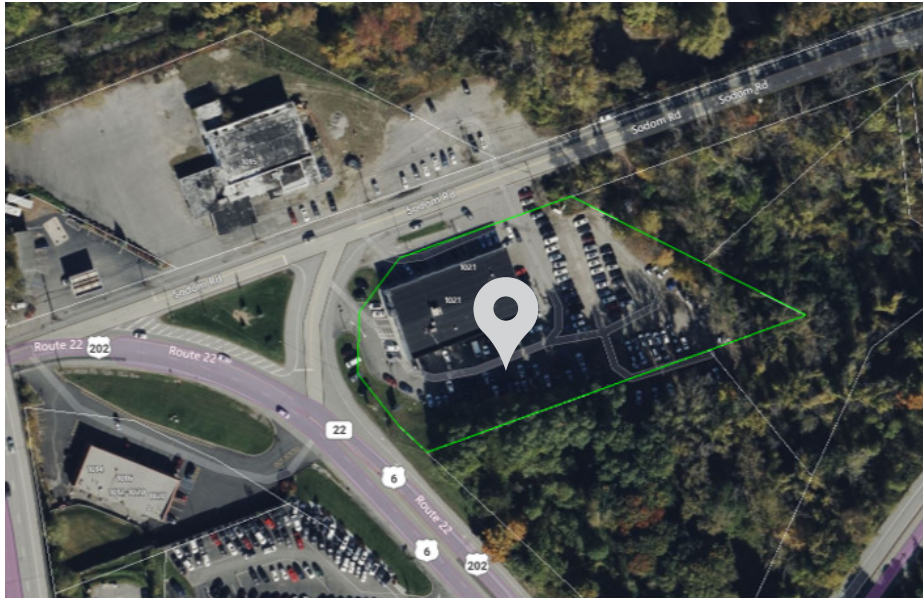
PROPERTY HIGHLIGHTS

1021 Route 22, Brewster, NY

Price: \$2,995,000.00

FEATURES:

- Gateway location/Visibility and frontage on Route 22
- Infrastructure in place (power, water, private sewer)
- Usable 13,000 sf building
- Land area 1.95 acres.
- Frontage: 266 FT
- Section, block & lot 68.5-2-16
- Mixed FEMA zoning: 0.2%, AE and out of flood risk
- FEMA AE zoning
- **Taxes: \$40,202.00**



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1015

ROUTE 22

PROPERTY HIGHLIGHTS

1015 Route 22, Brewster, NY

Price: \$550,000.00

FEATURES:

- Gateway location/Visibility and frontage on Route 22
- Land area 2.04 Acres
- Frontage
- Section/Block/Lot 68.5-2-6
- FEMA AE zoning
- Taxes: \$6,762.00



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3

PROPERTIES
BREWSTER

PROPERTY HIGHLIGHTS

19 Sodom Road
25 Sodom Road
1031 NY-22

Price: \$1,050,000.00

FEATURES:

- Gateway location/Visibility and frontage on Route 22
- Total Land area 4.14 Acres
- Mixed FEMA zoning: Out of flood risk except for a small AE zone area
- Ownership would prefer to sell in combination to either 1021 RT22 or 1015 RT 22
- **Taxes: \$26,124.00**



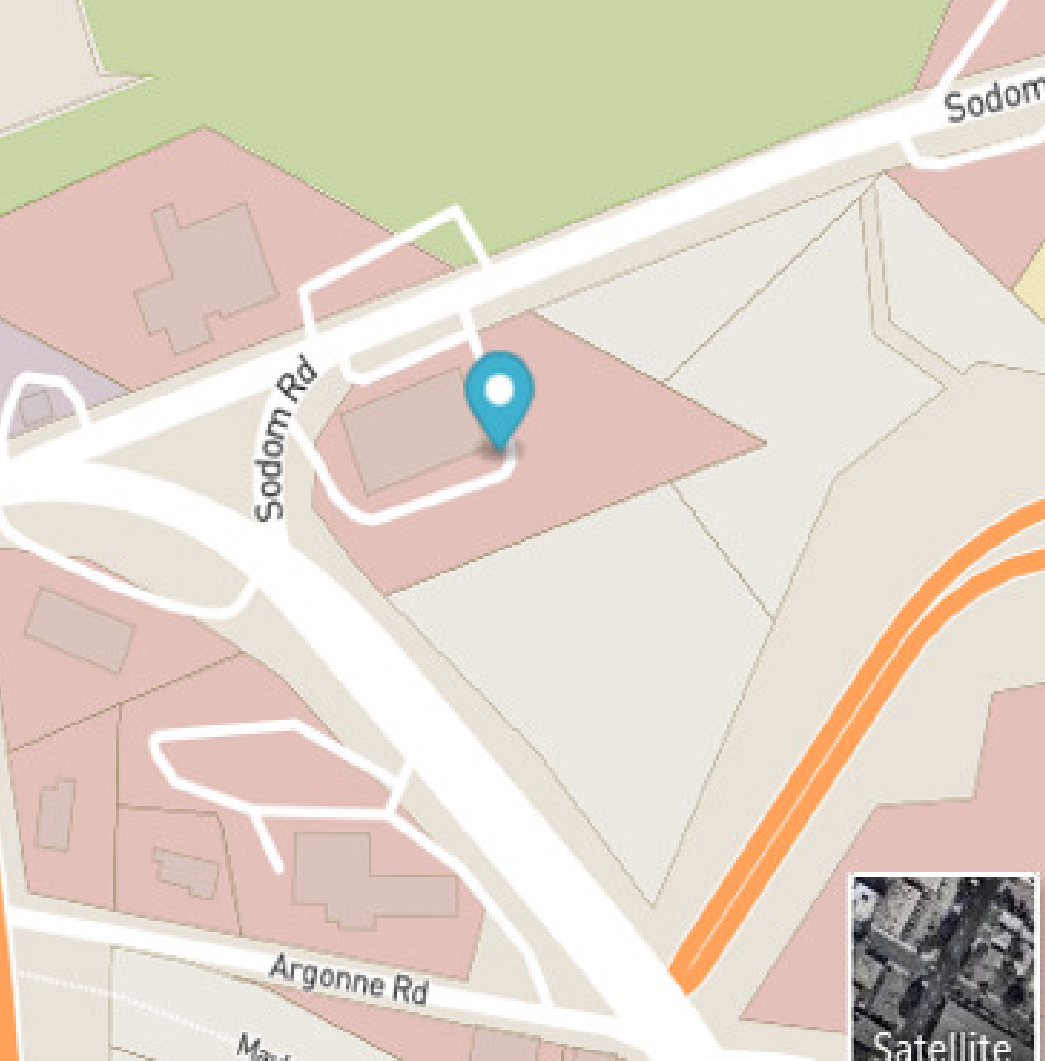
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1021
ROUTE 22

HIGHLIGHTS

- Gateway Location
- Visibility and frontage on RT 22
- Infrastructure in place (power, water, private sewer)
- Usable building
- Best for Dry Uses given private sewer
- Building Size: 13,000
- NB Zoning



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FEMA Flood Zones

Use this map to determine if your property is at risk for flooding or storm surge and if it requires flood insurance.

Moderate to low risk areas

X

0.2% PCT

High risk areas

A

AE

Floodway

Click on the map to expand.

Flood Zone Details

FEMA flood zone

Costal barrier resources system area (COBRA)

FEMA floodway

FEMA special flood hazard area

Map Details

0.2, AE, X

Out

Out

In

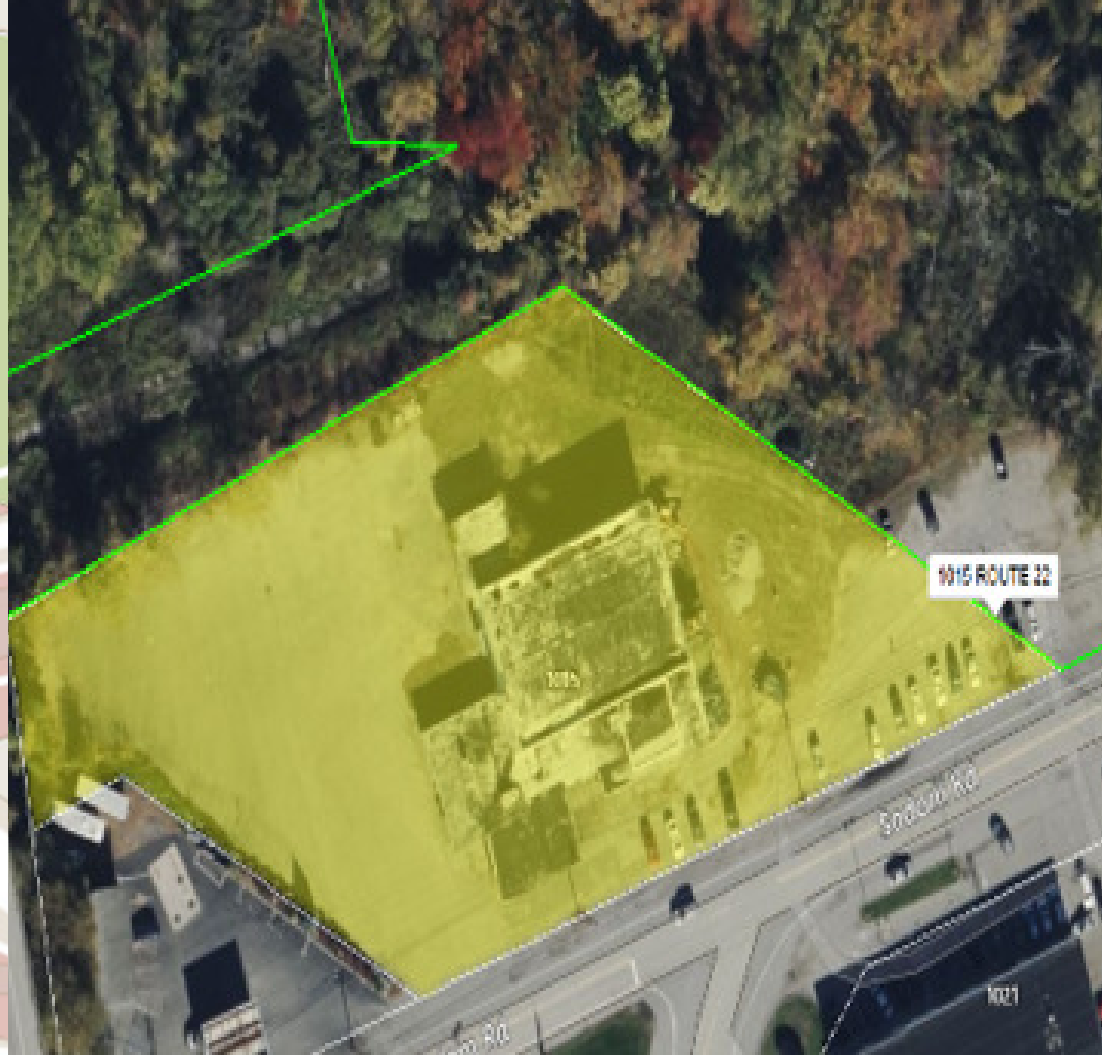
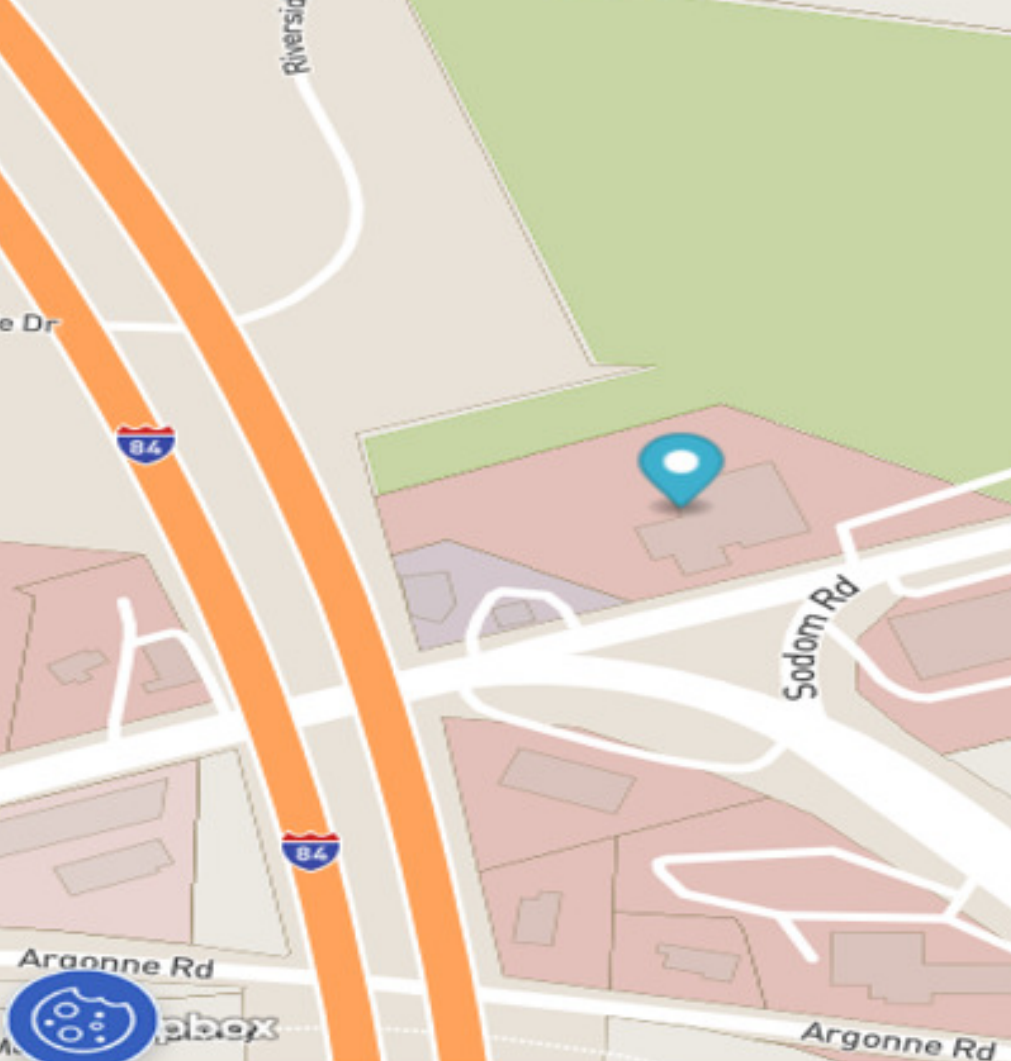
Map panel ID

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FLOOD ZONE CLASSIFICATION

Mixed flood zone exposure



1015
ROUTE 22

HIGHLIGHTS

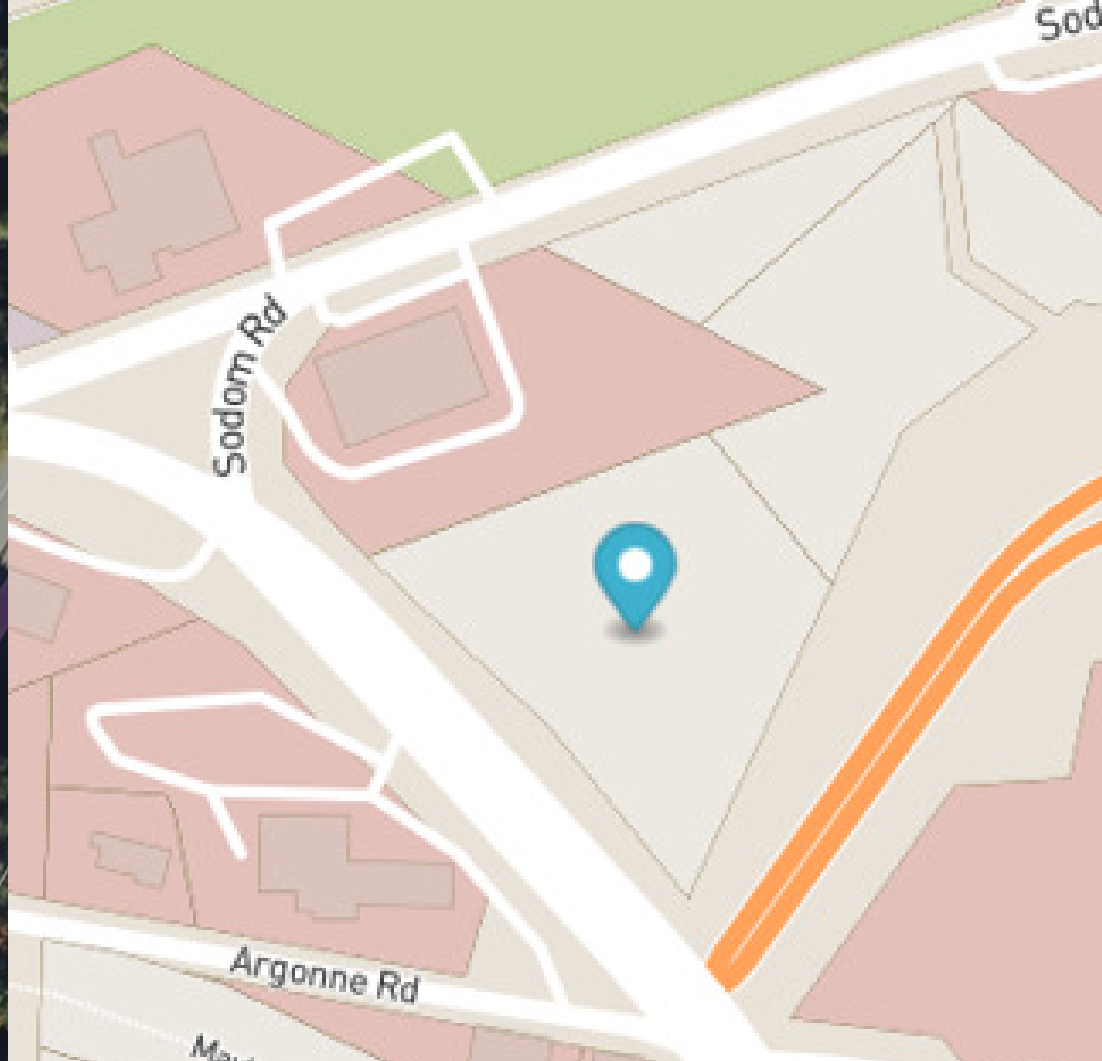
- Gateway Location
- Visibility and Frontage on RT 22
- NB Zoning



19-25
SODOM RD

HIGHLIGHTS

- **19 Sodom Rd:**
 - Lot size: 1.4 AC
- **25 Sodom Rd:**
 - Lot Size: 0.52 AC



HIGHLIGHTS

- Lot Size: 2.22 AC

LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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