

# Deli/Pizzeria/Multi-Family Lots - W. Haverstraw NY

87 Samsondale Avenue, West Haverstraw, NY, USA

**COLDWELL BANKER COMMERCIAL NRT**

**DELI/PIZZERIA/RESIDENTIAL BUILDING LOT FOR SALE**

**87 SAMSONDALE AVENUE, W HAVERSTRAW, NY \$299,000**

Demographics		
Population	1.5M	5.5M
12 Mo	17,016	46,481
Households	3.5M	3.5M
12 Mo	5,204	16,249
Average Household Income	3,500	7,500
12 Mo	\$70,000	\$112,000

**Steve Shell of Coldwell Banker is pleased to offer for SALE a 2,100 SF fully renovated and operational deli/pizzeria and mini-mart business with an adjoining residential building lot. Property is located near town building, bus stop, and several industrial plants. EXISTING STRUCTURE CAN BE EXPANDED TO A SECOND FLOOR OF APARTMENTS AND THE PROPERTIES CAN BE DEVELOPED INTO A SINGLE AND MULTI-FAMILY HOMES.**

**Dramatically reduced for both properties from \$615,000 to \$369,000**

**TAXES RECORDED - NOV 2018: +/- \$17,000 (both lots) LOT SIZES: +/- .27 and +/- .23**

**FOR MORE DETAILS & CONTACT:**

**Steven Shell** Office: 845 634 4340 Cell: 914 419 1771 Coldwell Banker Commercial NRT  
Real Estate Salesperson Email: STEVEN@THEHELLS.INFO 170 North Main Street  
New City, New York 10956

**CBCWorldwide.com**

## Property Overview

Price/Rent PSF	\$299,000.00
Asset Type	Mixed use
Trade Type	Sale
SQ. FT. Available	2,100
Date Available	03/21/2018

## Contact



Steve Shell  
Individual

✉ [steve@theshells.info](mailto:steve@theshells.info)

☎ +1(845)634-0400

## Description

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Dramatically reduced from the original offering at \$615,000 to \$425,000

TAXES: +/- \$28,000 (both lots) LOT SIZES: +/- .27 and +/- .23 Acres

## Location

