

# Mixed Use Investment - 3-5 Broadway Haverstraw NY

3 Broadway, Haverstraw, NY, USA

**FOR SALE \$795,000**  
**Mixed-Use Investment Property**




**3-5 Broadway, Haverstraw, NY**  
**2 Retail Stores/2 Rental Apartments**

**PROPERTY DESCRIPTION & FEATURES:**  
Building Size: +/- 8,974 SF + Basement Taxes: +/- \$36,000  
Features: This is a prime mixed-use commercial investment property in the heart of Haverstraw with an excellent CAP. Property includes two large three-bedroom apartments that were recently upgraded with new kitchens and bathrooms; newly renovated roof; successful retail store and a social club/bar/restaurant operation that have large basement storage areas; each space has their own gas, electric, and water meters; and much more.

**AREA DESCRIPTION:**  
Easily accessible from all surrounding areas which feeds Route 9W going into Haverstraw. New Street-Scape recently completed which provides new sidewalks and upgraded attractive lampposts throughout business district.

**Demographics**  
Population 2014: 13,200  
Population 2012: 12,422  
Family Households 2014: 4,228  
Average Household Income: \$79,643

**Steven Shell**  
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**Coldwell Banker Commercial®**  
**/Commercial to the Core SM/**

Coldwell Banker Commercial NRT  
179 North Main Street  
New City, New York 10956

## Property Overview

Price/Rent PSF	\$795,000.00
Asset Type	Mixed use
Trade Type	Sale
SQ. FT. Available	8,974
Date Available	04/26/2018

## Contact



**Steve Shell**  
Individual

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## Description

8974 SF + Basement

Taxes +/- \$36,000

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## Location

