

2550 Rte 52 former Restaurant

2550 Route 52, Hopewell Junction, NY 12533



Presented by
McGrath Realty Inc



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Property Details

Former Restaurant, great for any type of retail, office, or multiple uses. well and septic have been upgraded. Property needs work. detached garage containing 575 sq. ft. 44 parking spaces

Price: \$350,000

- Bank Owned Property Priced to Sell
- Highly desired B1, commercial zoning
- Upgraded Septic & Well
- ½ mile from Taconic State Parkway
- Convenient location with easy ingress / egress
- 43 parking spaces with current site plan

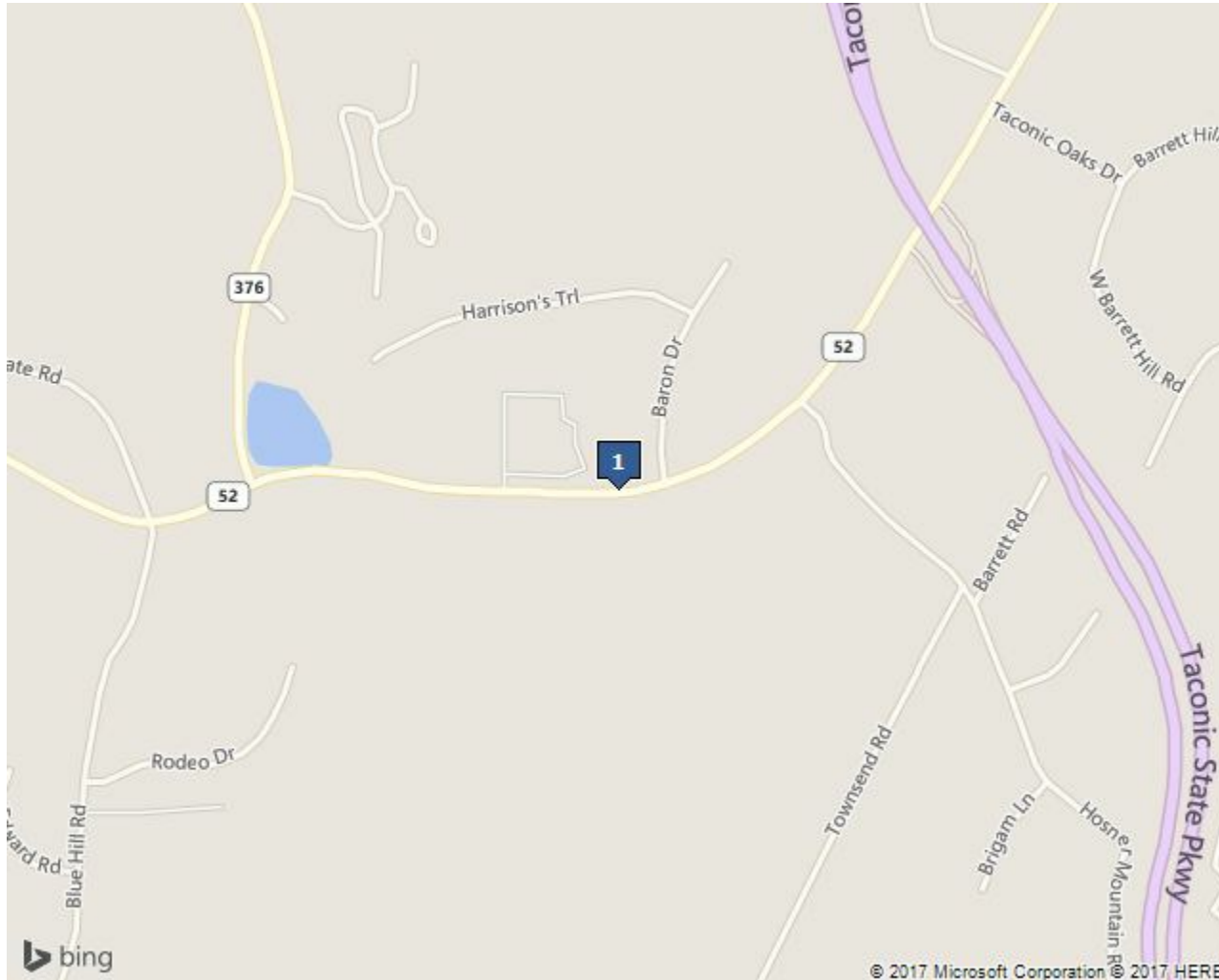
View the full listing here: <http://www.crelisting.net/LIB8taj0Q/?StepID=107>

Price:	\$350,000
Building Size:	2,756 SF
Price/SF:	\$127
Property Type:	Retail
Property Sub-type:	Restaurant
Additional Sub-types:	Free Standing Bldg, Retail (Other), Retail Pad
Property Use Type:	Vacant/Owner-User
Distressed:	Yes
Occupancy:	0%
No. Stories:	2

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Location



Location Description

The property is located on the south of Route 52, less than a mile from the Taconic State parkway.

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Property Photos



2550 Route 52 - Former Goodfellas Bar and Grill



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Property Photos



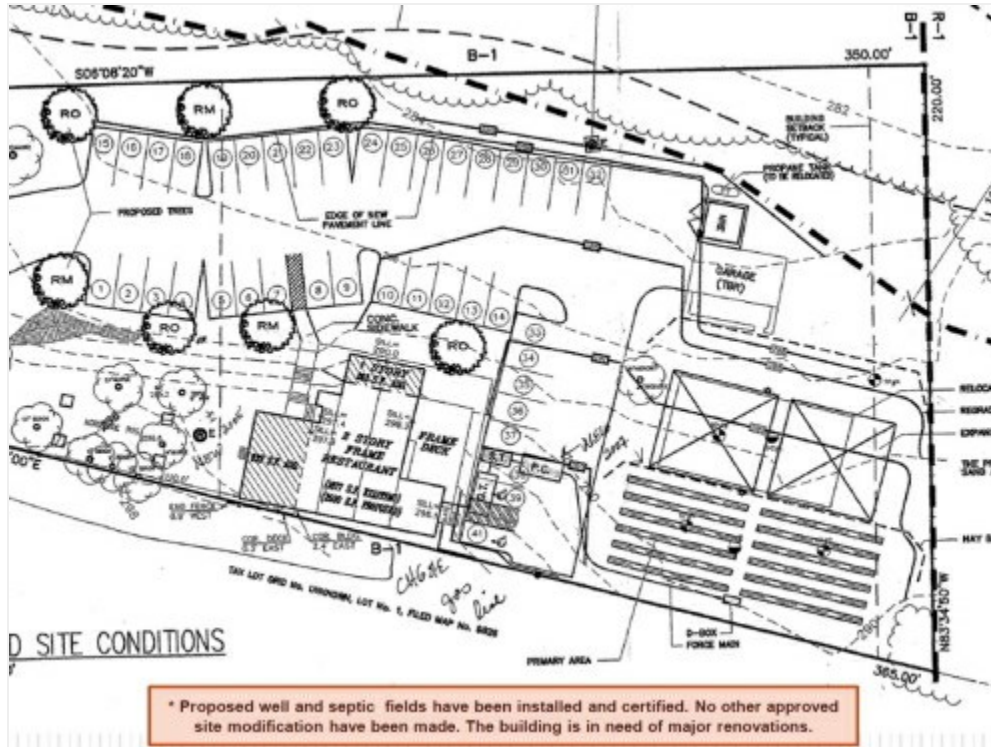
Aerial



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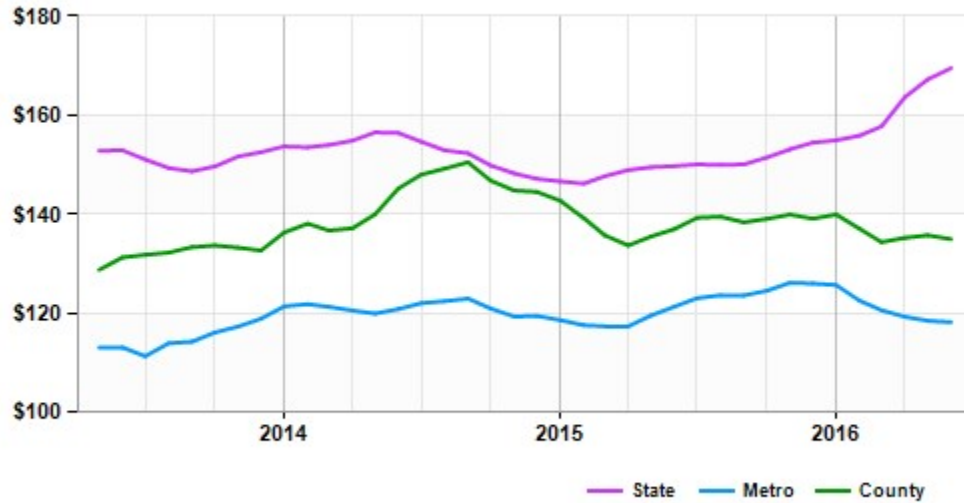


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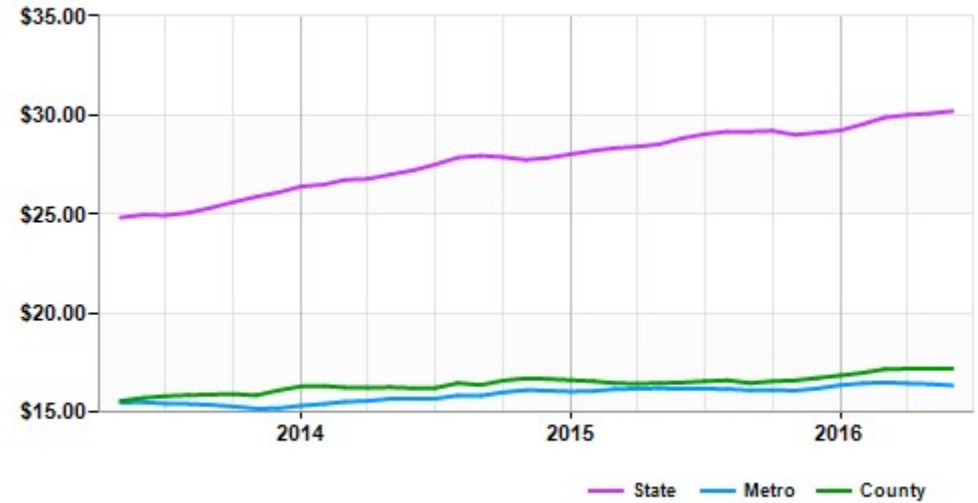
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Market Trends

Asking Prices Retail for Sale Hopewell Junction, NY (\$/SF)



Asking Rent Retail for Lease Hopewell Junction, NY (\$/SF/Year)



		Jun 16	vs. 3 mo. prior	Y-O-Y
	State	\$169	+7.5%	+13.2%
	Metro	\$118	-2.0%	-2.6%
	County	\$135	+0.4%	-1.5%

		Jun 16	vs. 3 mo. prior	Y-O-Y
	State	\$30.19	+1.1%	+4.7%
	Metro	\$16.33	-0.9%	+1.0%
	County	\$17.19	+0.2%	+4.3%

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Broker Profile



mcgrath868@aol.com

(914) 391-2880

License: Broker



McGrath Realty Inc

1906 Rte 52 Suite H
Hopewell Jct, NY 12533

Kevin McGrath

Thirty Five years in the land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management Sales and leasing of commercial properties.

Current Occupation:	President/Owner McGrath Realty Inc.
Work Experience:	Thirty Five years in the commercial land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management
Education:	John F Kennedy
Organizations/Associations:	LoopNet, Inc.
Honors/Awards:	Kennedy Award
Website:	http://www.mcgrathcorp.com/
Interests:	Golf, Football, College Hoops, farming