

LISTING DETAIL



MLS # 31278
Status ACTIVE
Type Commercial
Township Delaware Township
County Sullivan County

Address 4941 Route 52
Address 2
City Jeffersonville
State NY
Zip 12748
Class COMMERCIAL/INDUSTRIAL
Asking Price \$235,000

Kevin J Graham
American Heritage
Off: (845) 482-5565
Off: (845) 482-5565
4936 Route 52
Jeffersonville NY 12748
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Directions Leaving Jeffersonville on Route 52 property is on the RHS - blue building.

GENERAL

Listing Type	Exclusive Rights	Number of Units		Building 1 Sq Ft
Construction	Wood Frame	School District	Sullivan West	Building 2 Sq Ft
# Stories	Two	Approx Year Built	1920	Building 3 Sq Ft
Garage/Bay	2	Development		Building 4 Sq Ft
Electric	On Site	Approx Total Square Feet	3224	Approx Lot Size-Front
Water	Well	Warehouse SqFt Heated	0	Approx Lot Size-Side
Sewer	Municipal	Warehouse SqFt Unheated	0	Tax Map-Section
Number of Acres	0.82	# Buildings	1	Tax Map-Block
				Tax Map-Lot
				7
				3
				10

FEATURES

DESCRIPTION	Multi Dwellings	EXTERIOR	Stone, Vinyl Siding	BASEMENT	Block, Partial, Slab
CONDITION	Good	ROOF	Shingle	FUEL	Oil, Fuel Tank Above
NEAR (UNDER 5 MILES)	Golf, Hotels, Lake/Stream, Parks, River, Schools, Shopping	FOUNDATION	Slab	POSSIBLE FINANCING	Ground, Wood Conventional
ROAD TO SHOW	Paved, State By Appointment, Call Broker	EXTERIOR FEATURES	Exterior Lighting	DOCUMENTS ON FILE	Disclosure, Sellers Disclosure
		FLOORS	Carpet, Tile, Vinyl	OPTIONS	Sale Only
		HEATING	Baseboard, Hot Water, Wood Furnace		

FINANCIAL

Town & County Tax		Yearly Income
School Tax		Yearly Expenses
Village Tax		Land Value
Tax Year	2010	Total Value
Approx Total Taxes	5755	Financing Terms
Tax Exemption Y/N	No	

REMARKS

Good three unit income producer with a positive gross cash flow of \$2400 per month. Two new bathrooms, a new roof and many new floors which include both hardwood and lamnent flooring.