



# Lumber Yard & Building Materials Business With Real Estate

HUDSON VALLEY, NY



RETAIL LUMBER YARD AND BUILDING MATERIALS BUSINESS ON +/-72 ACRES

**KW COMMERCIAL**  
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*PRESENTED BY:*

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# LUMBER YARD BUSINESS FOR SALE WITH REAL ESTATE

## LUMBER YARD & BUILDING MATERIALS BUSINESS

Hudson Valley, NY



### PROPERTY DESCRIPTION

Price reduction on is this profitable turn key retail lumber and building materials supply business, including real estate, located in Hudson Valley, NY in business over 50 years. This package is comprised of two parcels that total 72.4 acres in a Commercial/Industrial zone. Parcel #1 is 47.4 acres, contains the +/- 16,275 Sq. Ft. masonry construction main building that houses offices, sales area, showroom, etc. There are 5 additional stand alone buildings housing the lumber and building materials inventory within the yard, including a new 40' x 325' (13,000 sq ft) steel building which was completed in the spring of 2022. The total square footage of these 5 out buildings is +/- 60,000 sq ft. Parcel #2 is 25 acres and adjoins the main Lumber yard at the rear of the property.

Included in this Turn Key operating business: All equipment, modern fleet of delivery vehicles, forklifts, yard equipment, furniture & fixtures, and a long term workforce that is agreeable to stay on. Inventory fluctuates seasonally and will be sold at cost, separately at closing.

### PROPERTY HIGHLIGHTS

- Profitable turn key business opportunity.
- Continued sales growth year over year.
- Long term workforce willing to stay on.
- Modern, updated fleet of delivery vehicles.
- Abundant expansion opportunity between both parcels.

### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$9,000,000 |
| Lot Size:      | 72.4 Acres  |
| Building Size: | 16,275 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 269      | 4,391    | 9,106    |
| Total Population  | 592      | 7,711    | 13,490   |
| Average HH Income | \$49,029 | \$38,136 | \$35,257 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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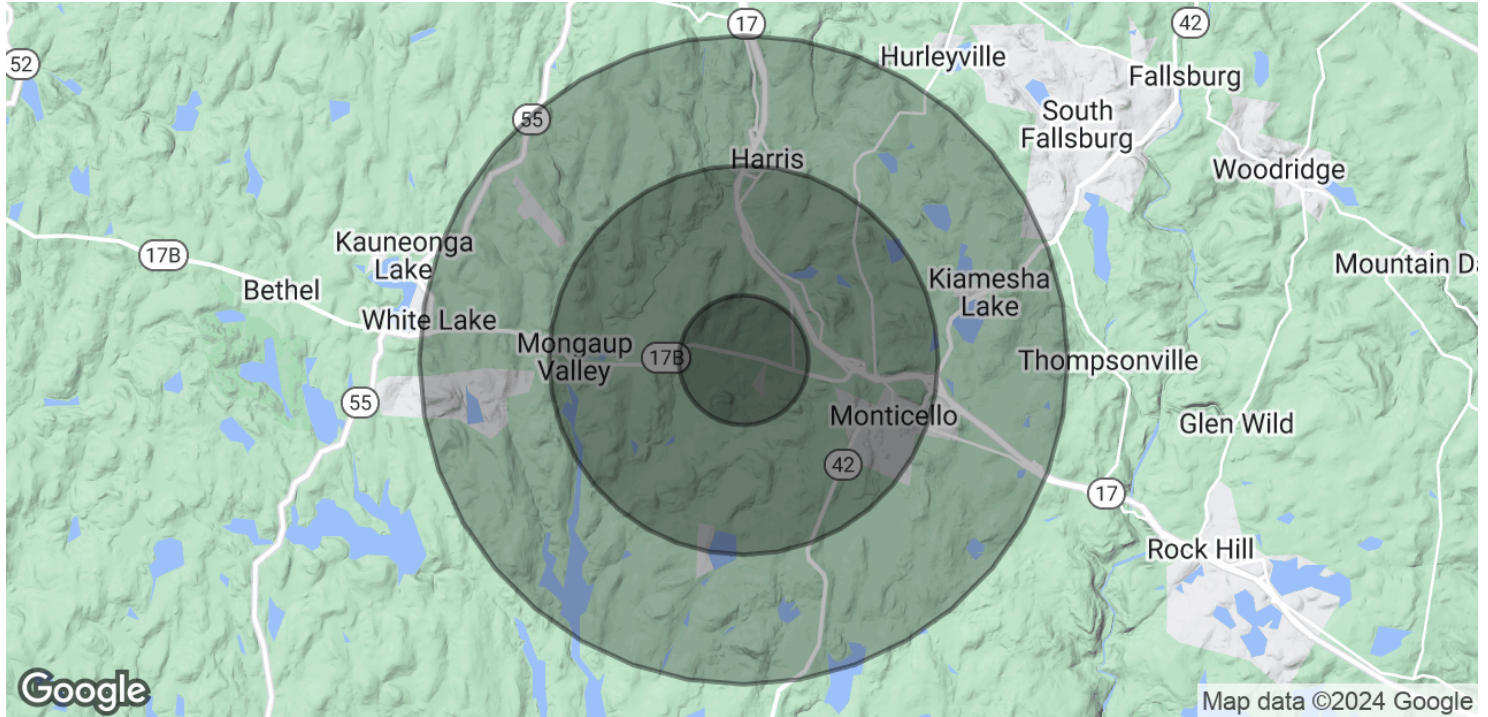
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 592    | 7,711   | 13,490  |
| Average Age          | 34.5   | 39.6    | 40.9    |
| Average Age (Male)   | 34.7   | 37.3    | 39.4    |
| Average Age (Female) | 33.3   | 41.5    | 43.0    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------|----------|----------|-----------|
| Total Households    | 269      | 4,391    | 9,106     |
| # of Persons per HH | 2.2      | 1.8      | 1.5       |
| Average HH Income   | \$49,029 | \$38,136 | \$35,257  |
| Average House Value | \$92,766 | \$82,334 | \$114,858 |

\* Demographic data derived from 2020 ACS - US Census

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