



FORMER BANK - PAD SITE AVAILABLE

1983 STATE ROUTE 52, LIBERTY, NY 12754



NEAR RESORTS WORLD CATSKILLS, BETHEL WOODS & MORE

OFFERING SUMMARY

ADDRESS: 1983 State Route 52
Liberty, NY 12754

LOCATION: NYS Route 17, Exit 100 - (2 Minutes / 1 Mile)
NYS Route 52 - (3 Minutes / 1.6 Miles)

BUILDING SIZE: 2,112 SF

ACREAGE: 0.72 Acre

FRONTAGE: ±177' on NYS Route 52 15,057

TRAFFIC COUNT: AADT on NYS Route 52

ADDRESS: \$450,000



AREA OVERVIEW

CR Properties Group, LLC is pleased to offer a free standing commercial building for sale on 1983 State Route 52, Liberty, 12754. The property provides excellent visibility, convenient access to NYS Route 17/I-86, and proximity to a mix of national retailers, local businesses, and residential neighborhoods. Nearby demand generators include Resorts World Catskills, Bethel Woods Center for the Arts, Sullivan County Community College, Garnet Health Medical Center Catskills, and Sullivan County International Airport.

Top Things to Do:

[Resorts World Catskills:](#) A major casino with gaming, dining, and entertainment options.

[Holiday Mountain Ski Resort:](#) A family-friendly destination for skiing, snowboarding, and snow tubing in the winter.

[Monticello Motor Club:](#) An exclusive automobile racing track and driving club.

[Monticello Casino and Raceway:](#) Features harness horse racing and electronic slot machines.

[Bethel Woods Center for the Arts:](#) Located nearby, this venue features a museum dedicated to the 1969 Woodstock festival and hosts concerts.

[The Kartrite Indoor Waterpark:](#) One of New York's largest indoor waterparks, offering year-round slides and rides



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com

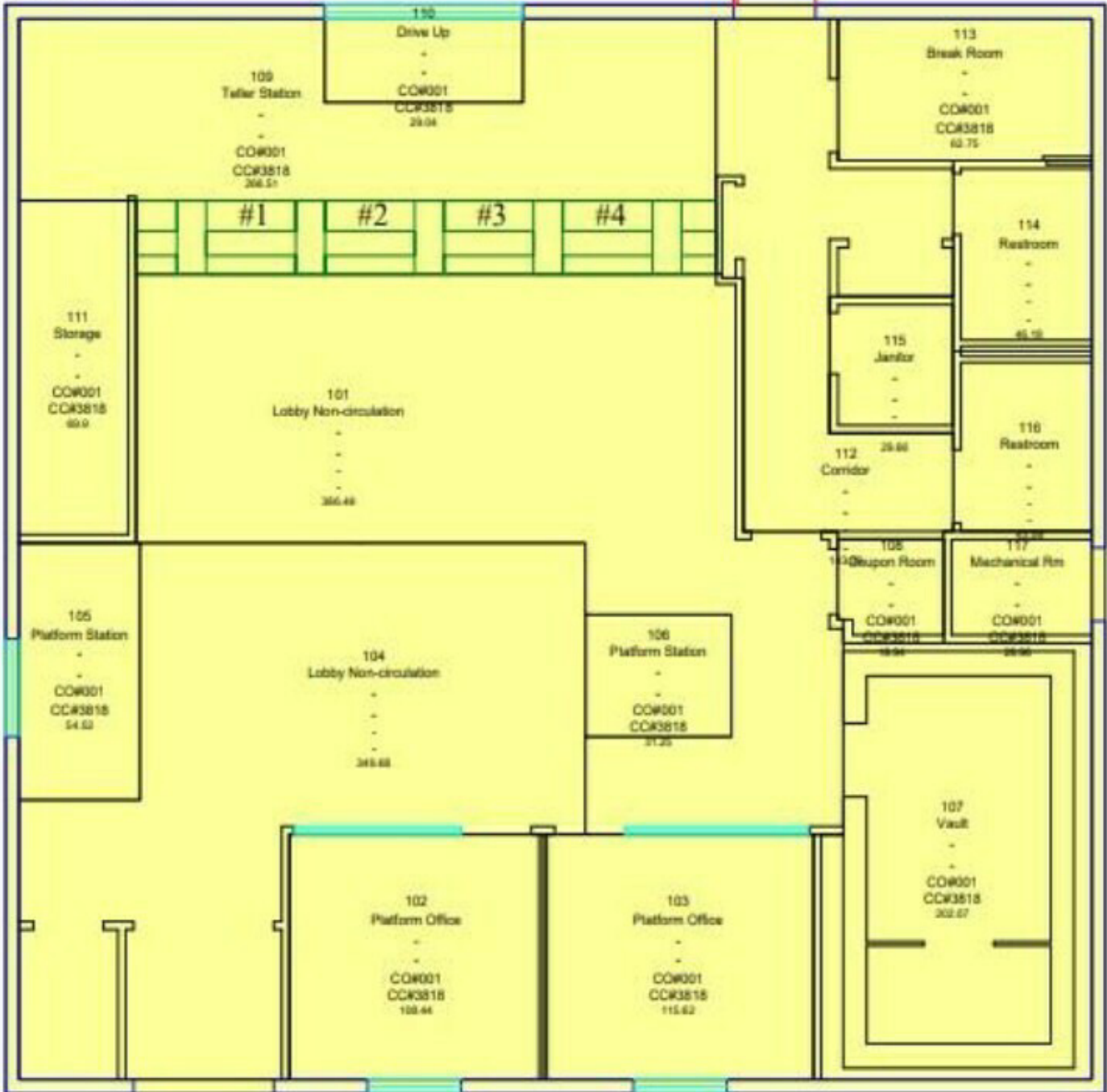


OFFICE, RETAIL, SERVICE

1983 STATE ROUTE 52, LIBERTY, NY 12754

FLOOR PLAN

ORIGINAL BLUEPRINT: JAN 16, 1972
CAD DWG: 13-12-2002



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



CATSKILLS OUTDOOR, 90 MINUTES FROM NYC

1983 STATE ROUTE 52, LIBERTY, NY 12754

FORMER BANK BRANCH WITH DRIVE-THRU



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

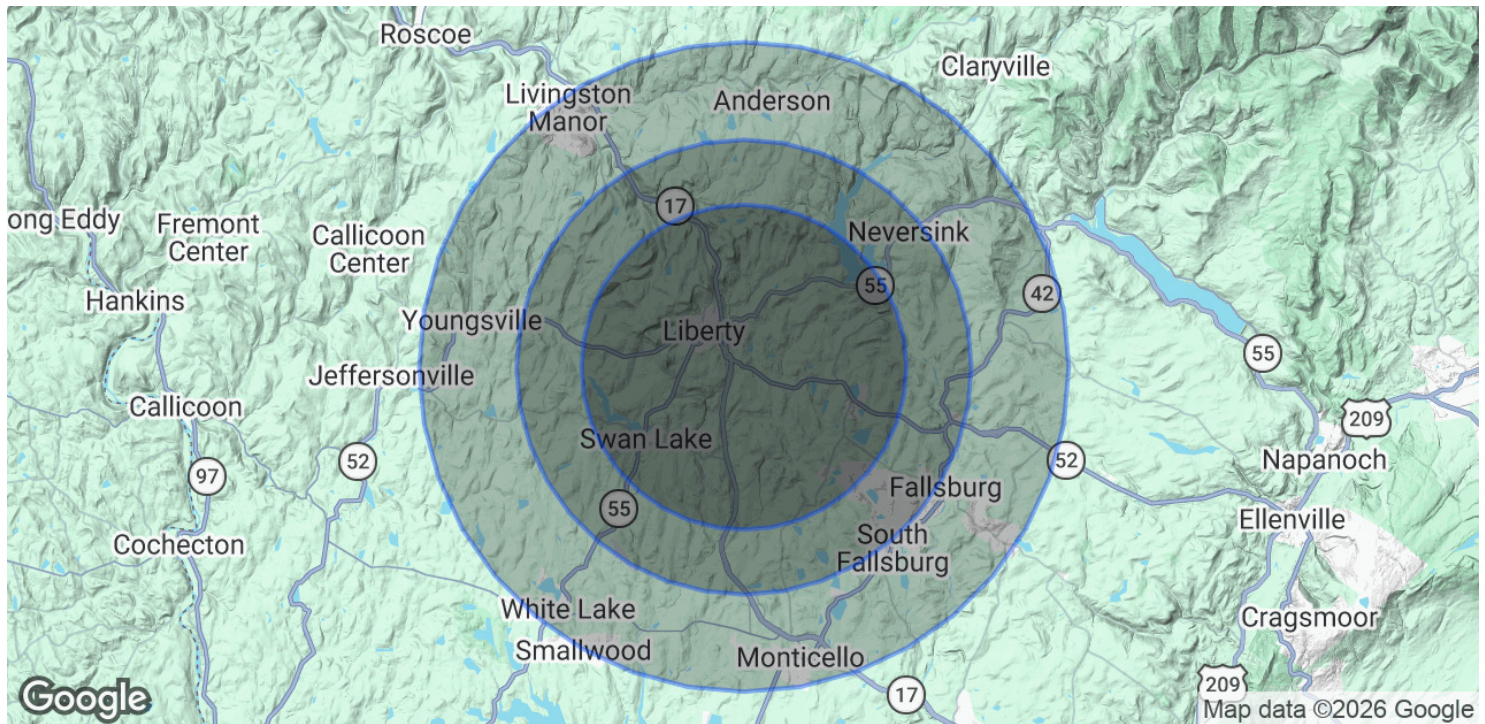
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

SULLIVAN COUNTY AREA OF NEW YORK STATE



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	13,459	20,145	40,428
Average Age	36.6	37.1	39.7
Average Age (Male)	34.2	34.7	37.4
Average Age (Female)	37.9	39.4	41.6

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	4,612	6,861	14,585
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$80,659	\$84,103	\$85,844
Average House Value	\$238,222	\$228,744	\$221,334

2023 American Community Survey (ACS)



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com