

649 JERSEY AVE

GREENWOOD LAKE, NY

PREMIER LAKEFRONT INVESTMENT OPPORTUNITY

FOR SALE

\$1,400,000

COMMERCIAL MIXED-USE



DIRECT LAKE FRONTAGE

Private beach & dock access



STRONG INCOME IN PLACE

\$9,300/month in current residential rental income



MULTIPLE REVENUE STREAMS

Residential rentals, restaurant space, and lakefront amenities



VALUE ADD POTENTIAL

Increase rents, expand restaurant operations, event hosting & more

\$9,300

MONTHLY RENTAL INCOME

5

RESIDENTIAL RENTAL UNITS

1

COMMERCIAL KITCHEN & RESTAURANT SPACE

PRIVATE

BEACH & DOCKS

HIGH

DEMAND LAKEFRONT MARKET



PRIME LOCATION

High visibility on busy Jersey Ave



Kitchen & RESTAURANT

Full commercial kitchen & dining space



PRIVATE AMENITIES

Sandy beach, docks & boat access



RESIDENTIAL INCOME

5 well-maintained rental units

INVESTMENT HIGHLIGHTS

- ✓ Lakefront mixed-use property with established income
- ✓ Direct water access with private beach and docks
- ✓ Ideally positioned for short-term rentals, events & waterfront dining
- ✓ Strong tourism and seasonal demand
- ✓ Opportunity to grow NOI with enhanced operations

FINANCIAL SNAPSHOT



\$111,600

Annual Rental Income



Multiple income streams



Strong

Value add Potential

IDEAL FOR INVESTORS

- ✓ Looking for cash flow
- ✓ Seeking value-add opportunities
- ✓ Interested in short-term rental or hospitality ventures
- ✓ Expanding in the Hudson Valley/Greenwood Lake market



EXCLUSIVELY LISTED BY

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