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JERSEY AVENUE

GREENWOOD LAKE, NY | ORANGE COUNTY



PRIME MARINA OPPORTUNITY FOR SALE
LIGHT VALUE ADD OPPORTUNITY



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PROPERTY DETAILS

LOT SIZE	2.00 Acres
PROPERTY TYPE	Specialty / Marina
BUILDING SIZE	9,030 SF (2 Stories)
ZONING	RC - Resort Commercial
BUILDING CLASS:	B
YEAR BUILT / RENOVATED	1890 / 2022
APN	335403-311-000-0002-002
NOI	\$648,590
CAP RATE	12.47%
TOTAL ASSESSMENT	\$172,800

217
TOTAL SLIPS

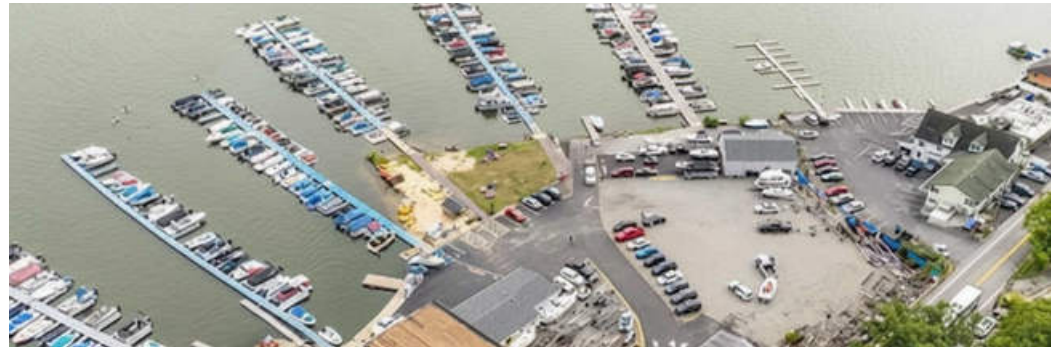
182
WOODEN
BOAT SLIPS

35
JET SKI SLIPS

ASKING PRICE

\$5,200,000

CAP RATE: 12.47%, Financials
Available Upon Request



KSR has been exclusively retained to represent 622 Jersey Avenue in Greenwood Lake, NY – a premier specialty waterfront marina strategically positioned on a 2.00-acre Resort Commercial (RC) parcel.

The asset features a 9,030-square-foot, two-story building and accommodates 217 total slips – 182 wooden boat slips and 35 jet ski slips – generating significant in-place cash flow across eight distinct revenue streams, including marina slips, storage, and rental units. Comprehensive site infrastructure includes a dedicated gas dock and a newly installed boat launch ramp.

HIGHLIGHTS



SIGNIFICANT IN-PLACE CASH FLOW

Generating \$648,590 NOI at a 12.47% cap rate



HIGH BARRIERS TO ENTRY

Due to geographic constraints and restrictive zoning, limiting competitive commercial supply



CAPITAL IMPROVEMENTS

Renovated in 2022 with a new boat launch ramp, repaved road, and two new septic tanks



IMMEDIATE VALUE ADD

An additional 800 sf retail space is available for immediate occupancy.



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LOCATION OVERVIEW

- Premier recreational hub just 47 miles from NYC with high vehicle traffic along NY-210
- Many waterfront attractions and local restaurants in the vicinity including: Thomas P. Morahan Waterfront Park, The Breezy, Emerald Point Lakeside Restaurant, Cove Castle, Sunrise Family Restaurant, The Local, Doc's Pizza & Steak, Murphy's, Greenwood Lake Craft Coffee, The Grill, The Fresh Market, Vista View and many more.
- 600+ Weekend Vehicles



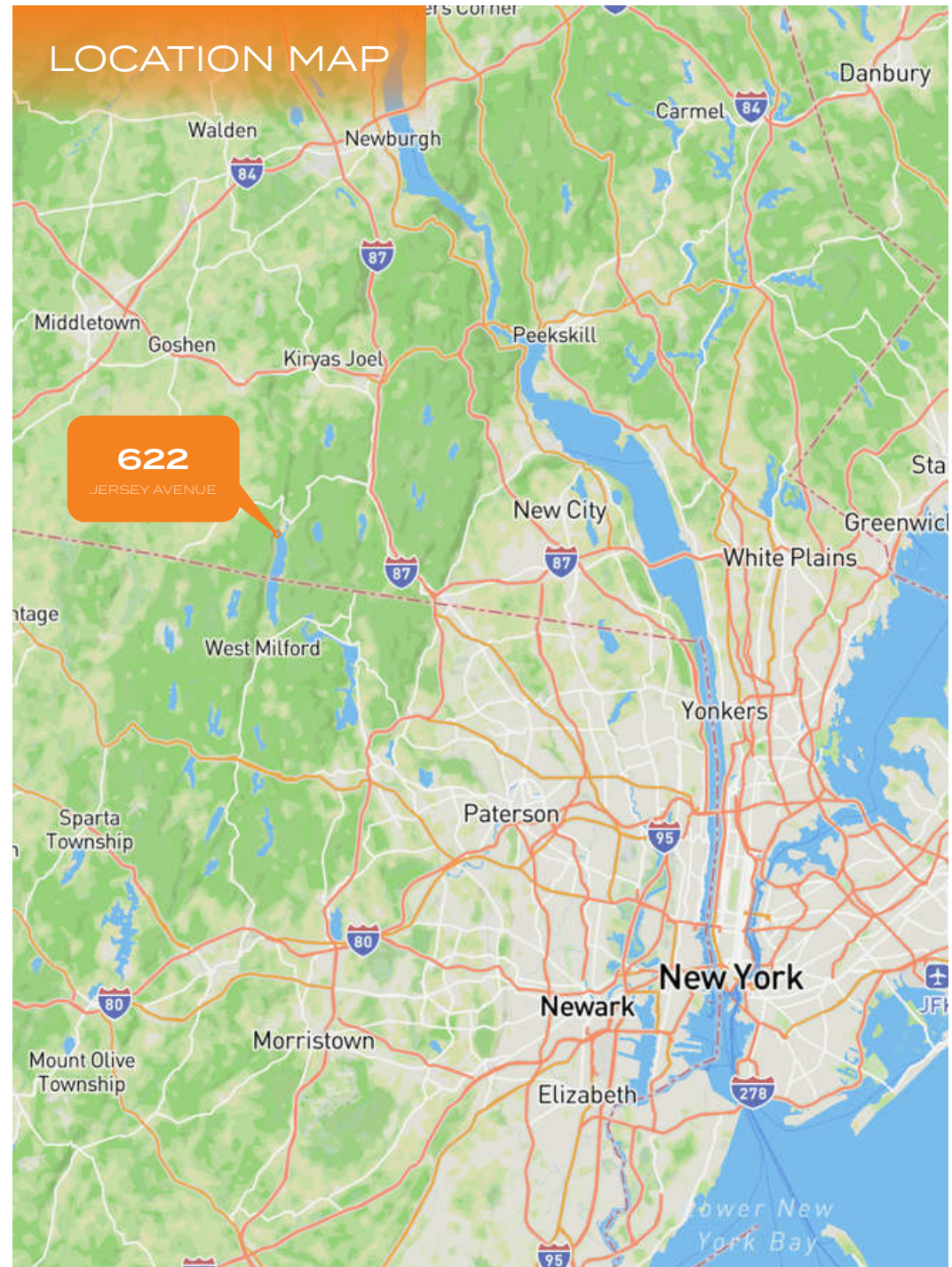
TRANSPORTATION

- NY-210 (main highway access)
- NY-17A (regional connector)
- Port Authority Express Bus (3 min / 0.1 mi from property)
- Routes 196 & 197 (local bus routes)

BUS LINE:

196 197

technical data set forth are approximations and are subject to further elaboration/confirmation.



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GREENWOOD LAKE, NY

ABOUT GREENWOOD LAKE ORANGE COUNTY, NY

Greenwood Lake in Orange County, New York, is a premier recreational destination that serves as a historic gateway to the scenic Hudson Valley. Centered around the county's largest freshwater lake, the area is nestled within a deep valley and is heavily bordered by major natural attractions, including the pristine Sterling Forest State Park and the renowned Appalachian Trail.

Anchored by the Jersey Avenue commercial corridor and major transit links—including direct access to NY-17A, nearby interstates, and an express bus to Manhattan—Greenwood Lake is highly accessible and well-connected. The neighborhood is home to a wide range of maritime businesses, waterfront parks, and major regional employers like the United States Military Academy at West Point. Supported by a high-income demographic and heavy weekend tourism, Greenwood Lake is positioned for continued economic stability as a key Hudson Valley destination.

DEMOGRAPHICS



111,242

POPULATION



40,737

HOUSEHOLDS



\$148,150

AVG INCOME



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FOR MORE INFORMATION,
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