

FOR SALE

Franks Village Market & Deli



Alliance Realty Group

845.206.3667

- Located In The Hamlet of Marlboro NY
- Well Known / Thriving Business for 43 Years
- Current Building Built: 2005
 - Equipment in excellent condition
 - Large Kitchen
 - Walk in Coolers
 - Community & Private Tables
- Muni Water, Sewer and Natural Gas
- High Traffic With Route 9W Visibility
- Business & Real Estate is FOR SALE
- Asking: \$400,000



Contact: John DeMarco 845.206.3667

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Franks Village Market & Deli



Business Overview

This established deli/market offers strong financial performance, a loyal customer base, dedicated employees, and an excellent location. The building and equipment are both in very good condition, making this a compelling opportunity for an owner-operator. The seller is motivated and open to flexible, creative deal structures.

Available Purchase Options

1. Straight purchase of the business and real estate
2. Reduce Acquisition Cost: Purchase of the business only, with the real estate leased separately
 - ** Available with or without an option to purchase the real estate later: Ask about owner financing

Why This Opportunity Stands Out

This is a rare chance to acquire a profitable business that can generate income from day one. Please take a close look at this opportunity.

Aerial Zoom: Route 9w +/- 16,000 Vehicles per Day



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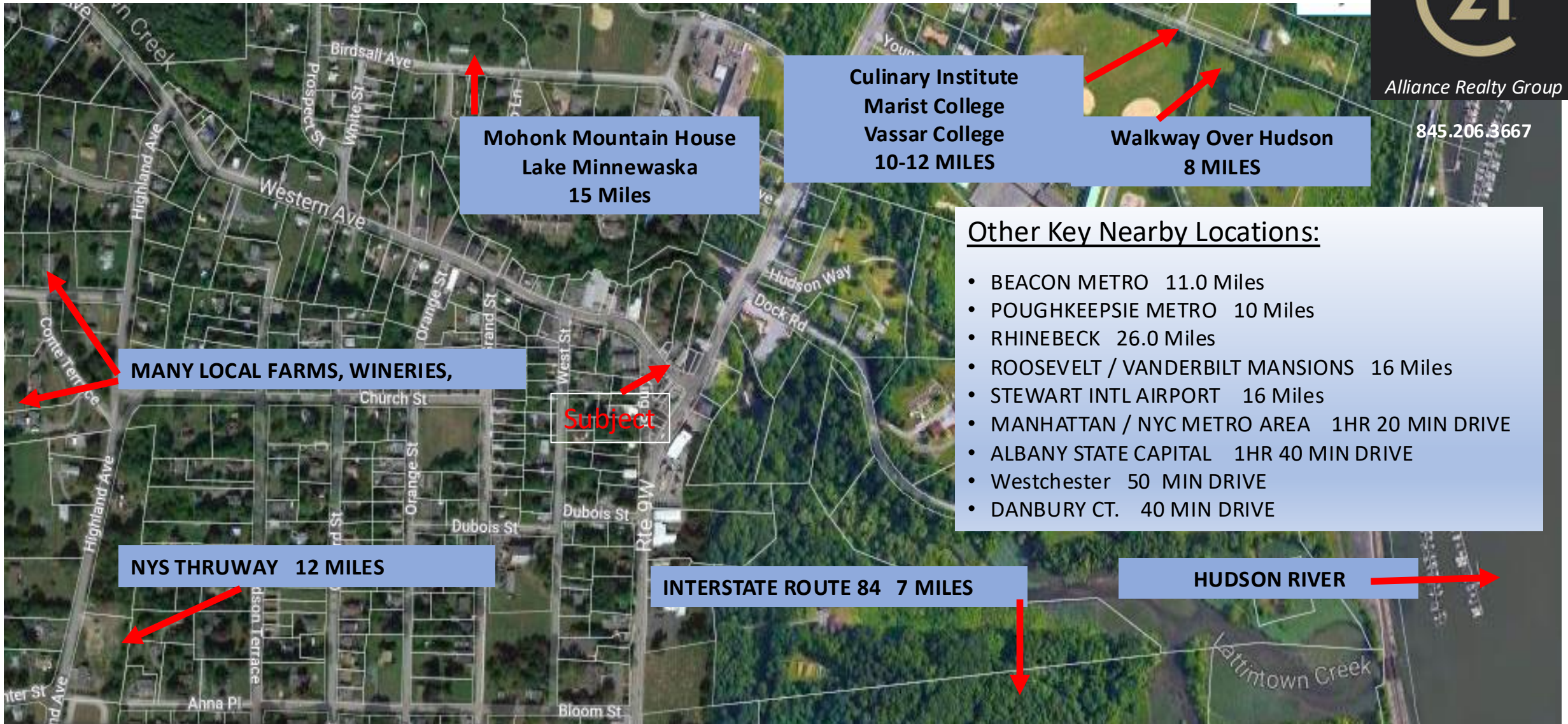


Proximity Map:



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**Mohonk Mountain House
Lake Minnewaska
15 Miles**

**Culinary Institute
Marist College
Vassar College
10-12 MILES**

**Walkway Over Hudson
8 MILES**

MANY LOCAL FARMS, WINERIES,

Subject

NYS THRUWAY 12 MILES

INTERSTATE ROUTE 84 7 MILES

HUDSON RIVER

Other Key Nearby Locations:

- BEACON METRO 11.0 Miles
- POUGHKEEPSIE METRO 10 Miles
- RHINEBECK 26.0 Miles
- ROOSEVELT / VANDERBILT MANSIONS 16 Miles
- STEWART INTL AIRPORT 16 Miles
- MANHATTAN / NYC METRO AREA 1HR 20 MIN DRIVE
- ALBANY STATE CAPITAL 1HR 40 MIN DRIVE
- Westchester 50 MIN DRIVE
- DANBURY CT. 40 MIN DRIVE

Tax Record:

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date 02/28/1998
	Bldg Sq Ft 5,092	Lot Sq Ft 2,125	MLS Yr Built 2005	Type MLT USES	
OWNER INFORMATION					
Owner Name	Rosemema Corp		Tax Billing Zip+4	6320	
Owner Name 2			Owner Vesting		
Tax Billing Address	20 Cricchio Dr		Owner Occupied	No	
Tax Billing City & State	Marlboro, NY		Ownership Right Vesting		
Tax Billing Zip	12542				
LOCATION INFORMATION					
City/Town	Marlboro		Zoning	C	
Village			Section	108-12	
School District	Marlboro		Condo Floor		
Zip Code Property	12542		Location Influence		
Census Tract	9538.00		Waterfront Influence		
Tract Number			Most hazardous flood zone within 2 50 feet - See Flood Map tab for mor e info	X	
Carrier Route	R001		Flood Zone Panel	36111C0905E	
Subdivision			Flood Zone Date	09/25/2009	
TAX INFORMATION					
Tax ID	513600.108.012-0002-031.000/0000		Lot	31	
SWIS	513600		% Improved	88%	
Block	2				
Legal Description			Annual Tax	\$19,135	
APN	3600-108.012-0002-031.000-0000		County/Township Tax	\$6,926	
Parcel ID	360010801200020310000000		School Tax	\$12,209	
Exemption(s)			Village Tax		
Tax Year	2025				
Total Tax, Less Exemptions, Plus R elevy	\$19,135				
ASSESSMENT & TAX					
Assessment Year	2024		2023	2022	
Assessed Value - Total	\$454,500		\$454,500	\$454,500	
Assessed Value - Land	\$53,500		\$53,500	\$53,500	
Assessed Value - Improved	\$401,000		\$401,000	\$401,000	
YOY Assessed Change (\$)	\$0		\$0		
YOY Assessed Change (%)	0%		0%		
Market Value - Total	\$778,920		\$751,240	\$622,603	
Exempt Building Value					
Exempt Land Value					
Exempt Total Value					
Gross Tax Amount	\$19,135				
Tax Year	*Total Tax		Change (\$)	Change (%)	
2023	\$19,492				
2024	\$19,456		-\$35	-0.18%	
2025	\$19,135		-\$322	-1.65%	
*Indicates amount includes exemptions and/or re-levises					
CHARACTERISTICS					
Property Class	Multi Use-Downtown Row Type		Garage Type		
Land Use -CoreLogic	Multiple Uses		Garage Capacity		
Lot Frontage	25		Garage Sq Ft		
Lot Depth	85		Roof Type		
Lot Acres	0.0488		Roof Material		



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Zoning:

ZONING

155 Attachment 2

SCHEDULE I
LOT, YARD AND HEIGHT REGULATIONS¹
Town of Marlborough
Chapter 155, Zoning
 [Amended 3-8-1999 by L.L. No. 1-1999; 11-25-2002 by L.L. No. 8-2002;
 5-27-2003 by L.L. No. 2-2003; 9-24-2018 by L.L. No. 5-2018]

Regulations	District						
	R	R-1	R-Ag-1	C-1	C-2	HD	I
Minimum lot area		1 acre ¹	1 acre ¹			2 acres	5 acres
Without public water or sewer (square feet)	20,000			15,000	20,000		
With public water or sewer (square feet)	15,000			10,000			
With public water and sewer (square feet)	10,000			5,000		1.5 acres	
Minimum yards							
Front yard (feet)	10	35	50	5	35	75	75
Rear yard (feet)	20	50	75	20	30	75	75
Side yard (feet)							
One	10	35	35	0	35	25	25
Both	25	70	80	0	70	50	50
Minimum lot width (feet)	75	150	150	50	100	200	200
Minimum lot depth (feet)	100	200	200	100	100	200	200
Maximum building coverage (percent)	30%	20%	20%	75%	40%	40%	30%
Maximum height							
Stories	2½	2½	2½	2½	2½	4	2½
Height (feet)	35	35	35	35	35	45 ²	35

NOTES:

¹ Minimum lot sizes in R-1 and R-Ag-1 are subject to percolation tests required under § 155-42, but in no event are less than one (1) acre.

² For buildings in excess of 35 feet in height in the HD Zone, there shall be a visual impact analysis prepared under SEQRA because the HD Zone includes property within the Coastal Boundary Zone. Regarding the alternative means of measurement of height by feet or by number of stories, the lesser of the two alternatives shall apply.

³ Minimum setbacks are subject to § 155-52 in R-Ag-1, R-1, and HD Zones that are next to active agricultural lands in efforts to preserve and protect agricultural practices. This minimum setback of 75 feet from the property line will supersede other minimum setbacks identified in Schedule I.



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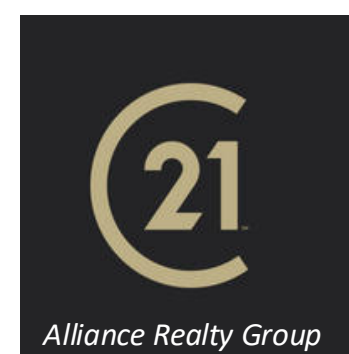
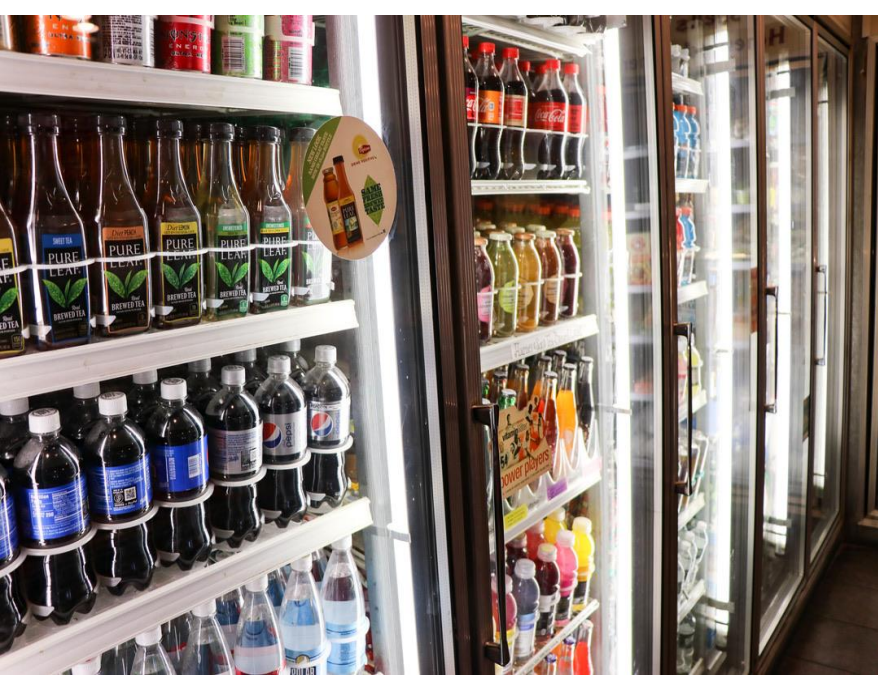


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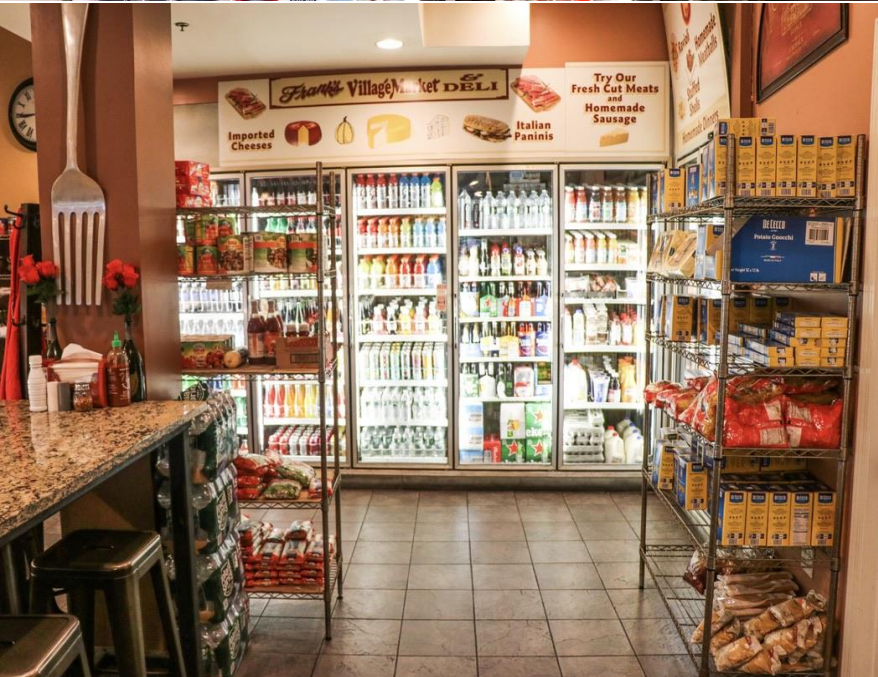
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FOR MORE INFORMATION:

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