

OFFICE FOR SALE (PREVIOUSLY MEDICAL)

4 LINCOLN ROAD COMMERCIAL

4 LINCOLN ROAD, SOUTH FALLSBURG, NY 12779



FOR SALE

KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH DISTELBURGER

Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

Disclaimer

4 LINCOLN ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH DISTELBURGER

Associate Broker/Investor Partner

O: (845) 344-7170

jdistelburger@gmail.com

30DI0835053, New York

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

4 LINCOLN ROAD



OFFERING SUMMARY

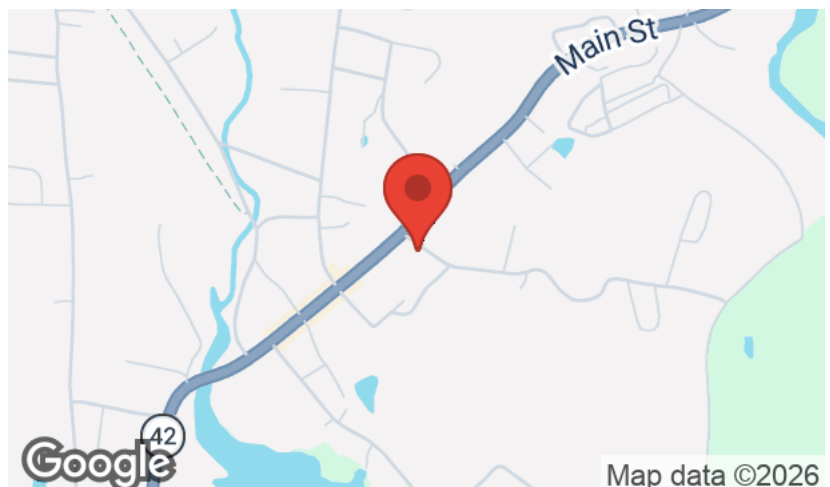
PRICE:	\$299000
BUILDING SF:	1396
PRICE / SF:	257
OCCUPANCY:	Vacant
FLOORS:	1
LOT SIZE:	.38
SIGNAGE:	Yes
YEAR BUILT:	1994
RENOVATED:	2015
BUILDING CLASS:	B
ZONING:	Hamlet Residential
PARKING:	Lot
PARKING RATIO:	11 Spaces

PROPERTY OVERVIEW

Excellent opportunity to own a well-maintained 30-year-old commercial building on a prominent corner lot with high visibility and 8,498 cars passing by daily. Located on the main road, this versatile property was fully renovated just 10 years ago and features a level 11-car parking lot for easy access and convenience.

The building was previously used as a medical office and has been lovingly cared for, making it ideal for continued medical use, general office space, or retail conversion. The layout offers flexibility for a variety of professional or business operations.

Zoning allows for multiple permitted uses including residential and multi-residential development.



KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

LOCATION & HIGHLIGHTS

4 LINCOLN ROAD



LOCATION INFORMATION

Building Name: 4 Lincoln Road Commercial
Street Address: 4 Lincoln Road
City, State, Zip: S Fallsburg New York 12779
County: Sullivan
Cross Streets: Route 42

LOCATION OVERVIEW

South Fallsburg, NY, is a hamlet in the town of Fallsburg, nestled in the Catskill Mountains. It's known for its history as a popular vacation spot in the Borscht Belt, and for its current diverse population with a significant Orthodox Jewish community.



PROPERTY HIGHLIGHTS

- Corner Lot
- Well maintained building with limited deferred maintenance
- 11 lot parking lot
- Flexible zoning
- Municipal Services



KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

PROPERTY PHOTOS

4 LINCOLN ROAD



KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918

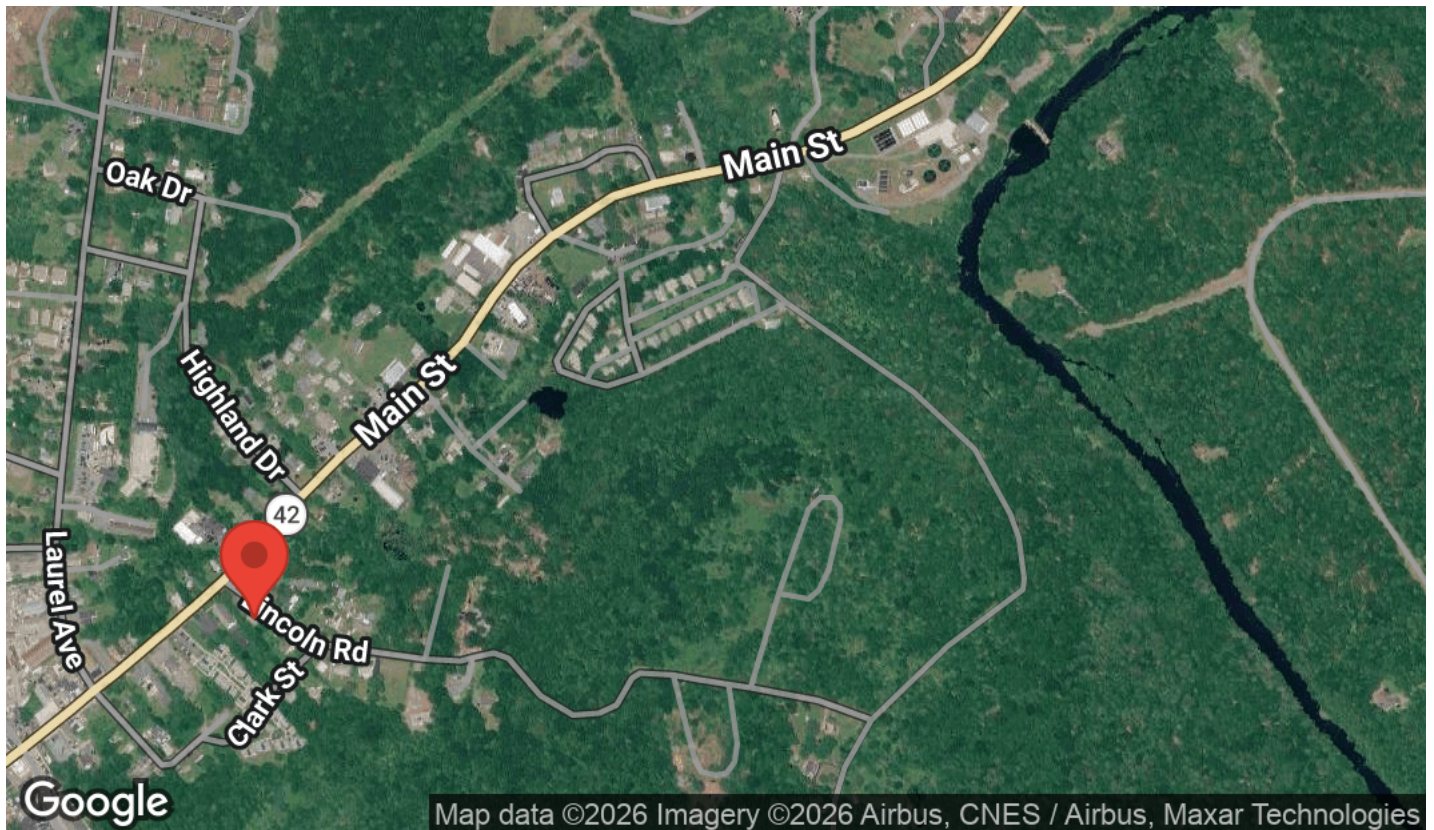
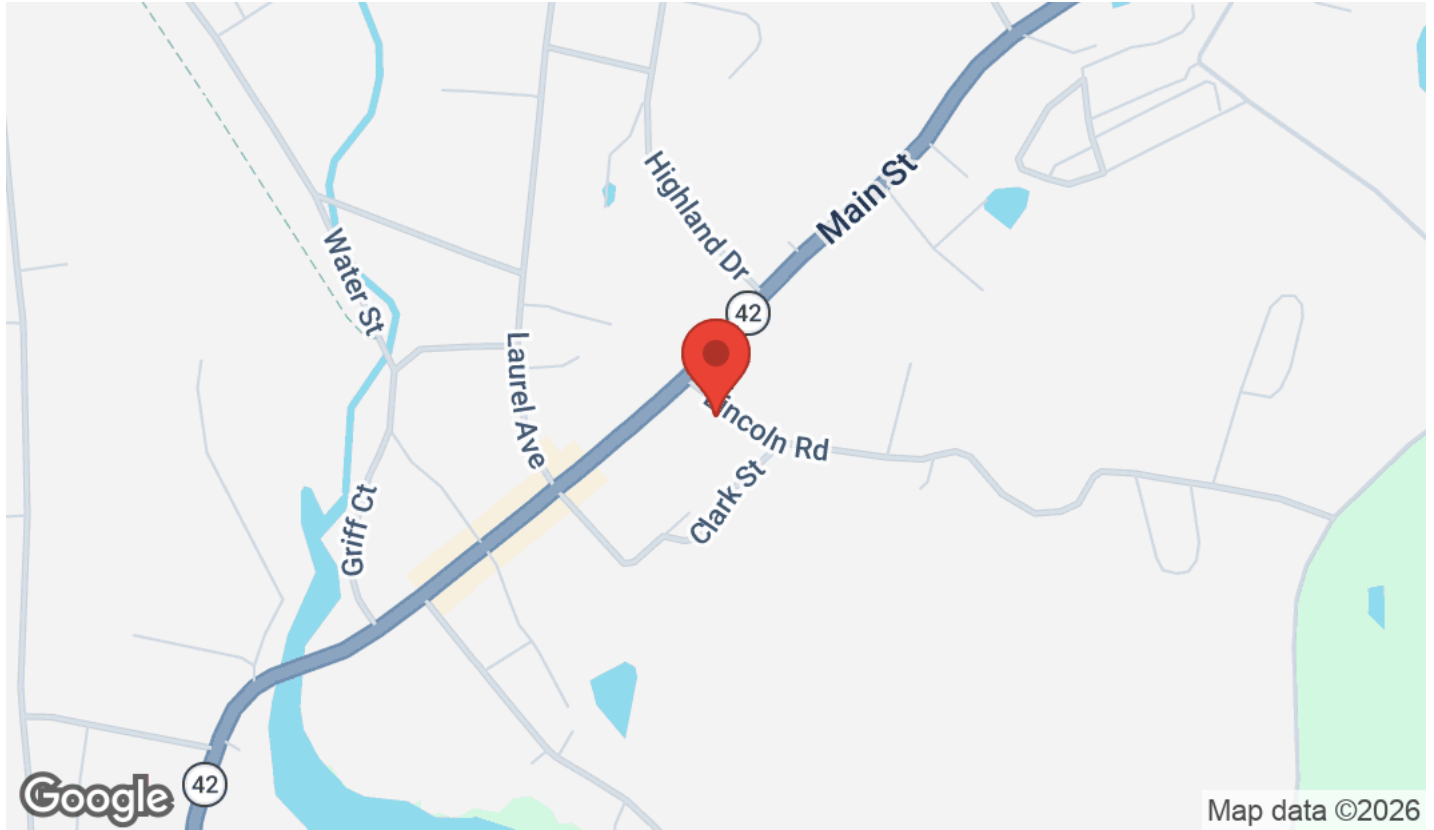
JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York



Each Office Independently Owned and Operated

LOCATION MAPS

4 LINCOLN ROAD



KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918

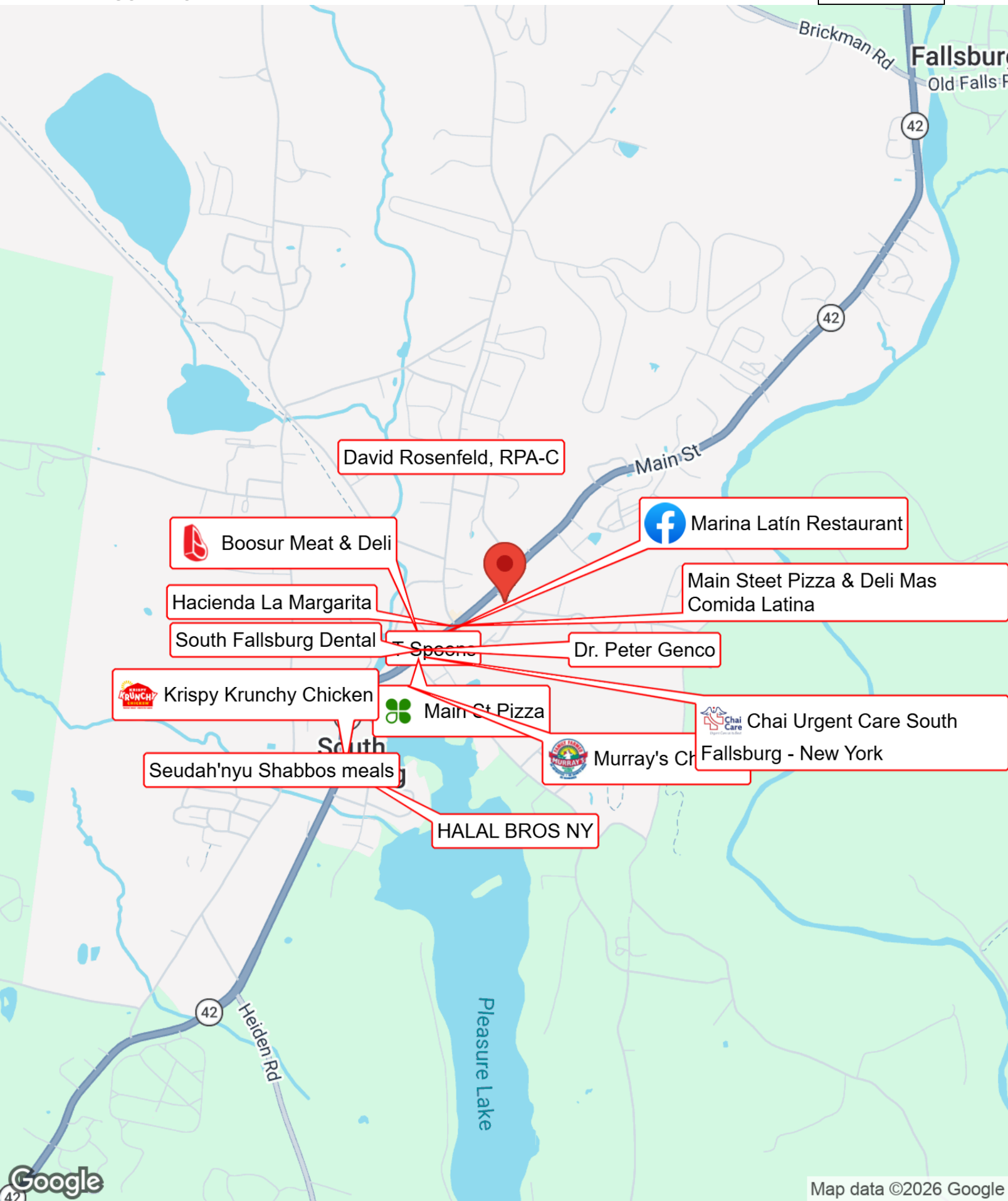


Each Office Independently Owned and Operated


JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York


BUSINESS MAP

4 LINCOLN ROAD



David Rosenfeld, RPA-C

 Boosur Meat & Deli

 Marina Latin Restaurant

Hacienda La Margarita

Main Steet Pizza & Deli Mas Comida Latina

South Fallsburg Dental

Speers


Dr. Peter Genco

 Krispy Krunchy Chicken

 Main St Pizza

 Chai Urgent Care South Fallsburg - New York

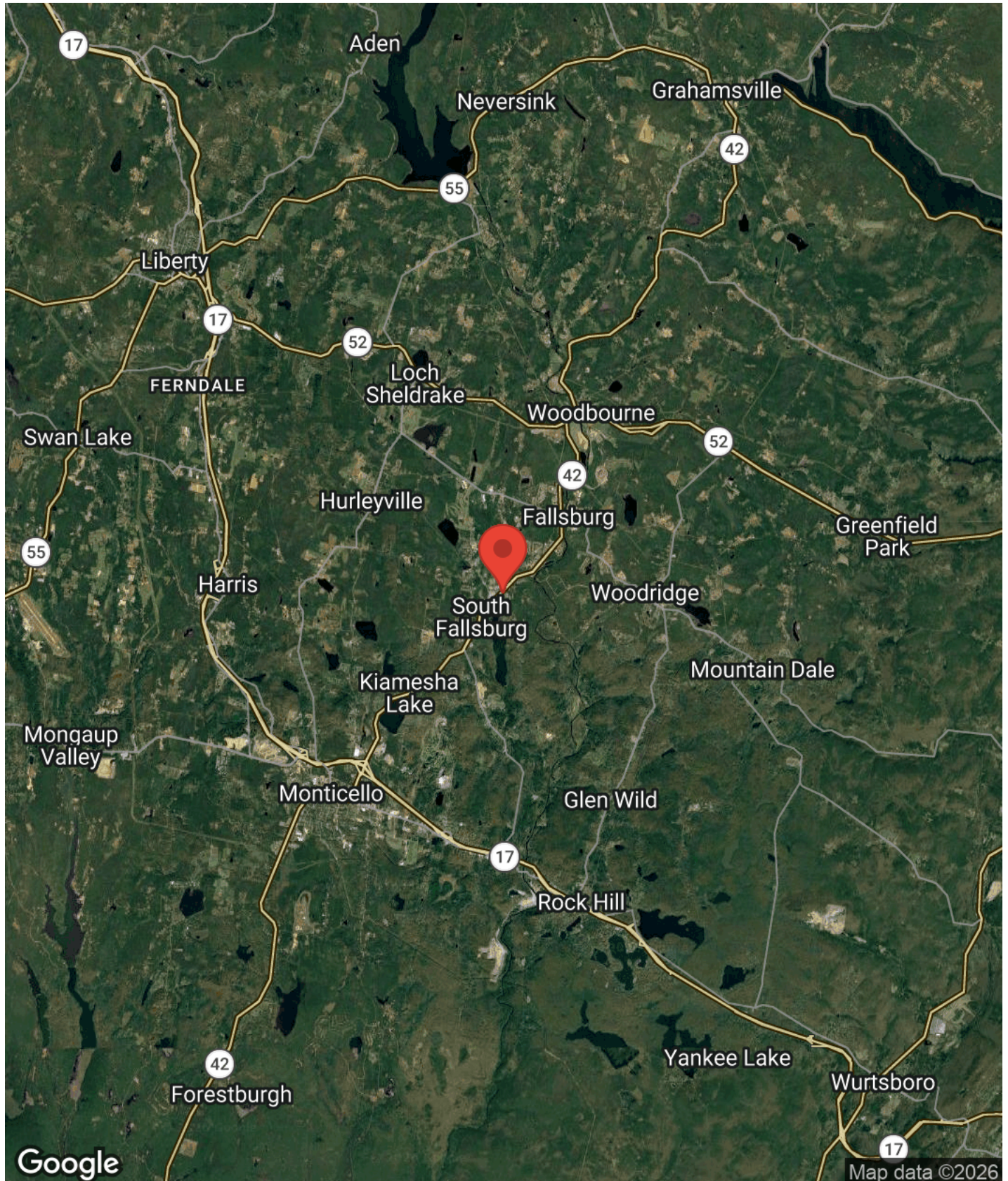
Seudah'nyu Shabbos meals

 Murray's Cr

HALAL BROS NY

REGIONAL MAP

4 LINCOLN ROAD



KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918

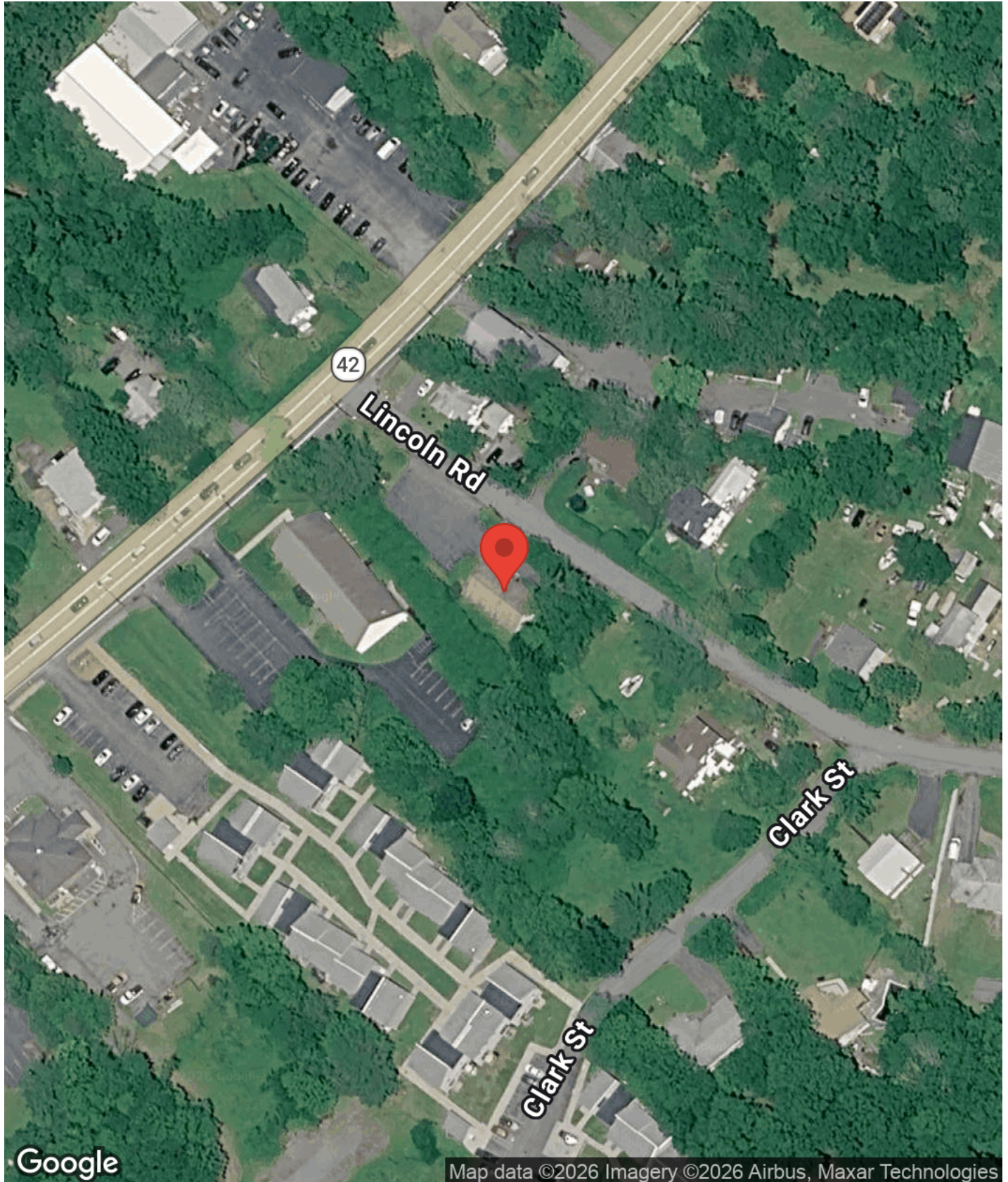


Each Office Independently Owned and Operated

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

AERIAL MAP

4 LINCOLN ROAD



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918

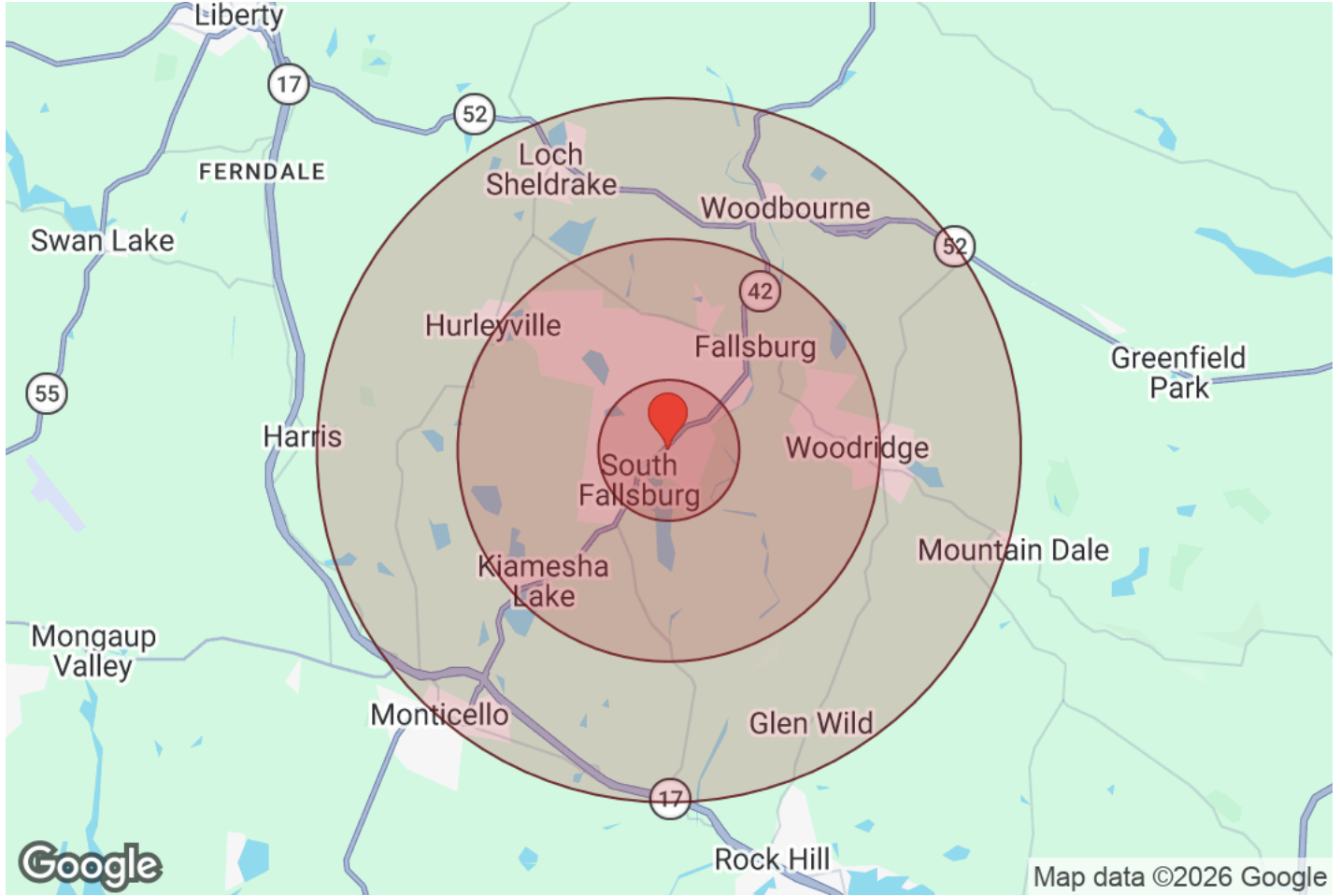


Each Office Independently Owned and Operated

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

DEMOGRAPHICS

4 LINCOLN ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,101	5,569	11,747
Female	1,039	4,553	8,721
Total Population	2,140	10,122	20,468

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,254	5,918	11,716
Black	268	1,345	3,023
Am In/AK Nat	2	8	20
Hawaiian	N/A	N/A	N/A
Hispanic	499	2,343	4,650
Asian	51	244	526
Multiracial	48	206	407
Other	19	57	125

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,066	5,187	11,003
Occupied	659	3,054	6,545
Owner Occupied	217	1,176	2,791
Renter Occupied	442	1,878	3,754
Vacant	406	2,133	4,458

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	488	2,060	3,775
Ages 15 - 24	365	1,517	2,900
Ages 25 - 54	809	3,970	8,138
Ages 55 - 64	194	1,123	2,518
Ages 65+	283	1,452	3,136

Income	1 Mile	3 Miles	5 Miles
Median	\$52,524	\$58,097	\$58,769
Under \$15k	77	366	922
\$15k - \$25k	49	262	519
\$25k - \$35k	75	393	686
\$35k - \$50k	124	362	681
\$50k - \$75k	47	529	1,157
\$75k - \$100k	123	417	870
\$100k - \$150k	116	470	879
\$150k - \$200k	7	48	254
Over \$200k	43	207	576

KW COMMERCIAL - CENTRAL VALLEY
69 Brookside Avenue, Suite 225
Chester, NY 10918



Each Office Independently Owned and Operated

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York

PROFESSIONAL BIO

4 LINCOLN ROAD



JOSEPH DISTELBURGER

Associate Broker/Investor Partner



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

KW Commercial - Central Valley
69 Brookside Avenue, Suite 225
Chester, NY 10918
O: (845) 344-7170
jdistelburger@gmail.com
30DI0835053, New York