

707 OLD ROUTE 28, FLEISCHMANN'S, NY 12430
MARGARETVILLE / MIDDLETOWN

ASKING: \$700,000

FANTASTIC OPPORTUNITY TO OWN A WELL ESTABLISHED, PROFITABLE, TURN KEY FLORIST, EVENT PLANNING AND DESIGN BUSINESS WITH GORGEOUS HOME IN THE CATSKILLS!



Mixed Use Investment Opportunity in the Catskills:

Live a great life style and work from home. Discover a peaceful sustainable lifestyle in the heart of Catskill Park, surrounded by clean air, pristine water, majestic mountains and locally sourced food. This is an amazing opportunity for an energetic creative person to expand their skills while having a gorgeous home and a successful business.

The Catskills have long been a haven for famous artists, musicians, and writers, especially in and around the towns of Phoenicia and Woodstock.

Catskills Main Attractions: The area is famous for year-round hiking and camping and destination weddings.

Winter: cross country skiing, downhill skiing & snowboarding. **Summer:** mountain biking, rock climbing, canoeing & kayaking. The Esopus Creek is world renowned for trout fishing.

Business/ Retail Description- 1st Floor:

Own catskillweddings.com, a highly profitable, established turn key florist and wedding planning business, that has steadily increased throughout the years. We have 5-star reviews on all the leading wedding websites and is the premier wedding planning business in the region.



The majority of our clients are couples from New York, Brooklyn and the Tri-State area, looking for a country style wedding. A couple's wedding is the single largest expenditure they will make before purchasing a home. They seek to create a memorable experience for their special day. The scenic venues in the Hudson Valley & the Catskills are unique, such as mountains, farms, barns & wineries are the perfect surroundings to embellish the weddings providing the couples that special, beautiful memory they want. Our floral business is supported by a loyal local clientele, as well as couples coming to the area looking for the wedding

services we provide. We have an excellent reputation with local vendors and venues.

The current owner used to work as a home furnishing buyer for some of New York City's premier specialty stores, obtaining a keen eye for design. In addition, her experience as a set designer and television producer increased her attention to detail. Her creativity is evident in her floral design work. As per request of the buyer, the current owner is willing to stay on board to provide training to the buyer. Subject to be discussed.



Additional Business Opportunities:

Great potential for growth & expansion. The business has a very strong social media presence and a highly optimized website presence. Additional revenue streams can be achieved through on-line tutorials and local vendor directories.

Website: www.catskillweddings.com

Instagram: [@catskillweddings](https://www.instagram.com/catskillweddings)

Offer Includes: Newly renovated 1,766 square foot retail space featuring new and vintage fixtures an 8 foot floral display cooler, 80 square foot Walk-In cooler and newly renovated bathroom. A refurbished 1940's Lord and Burnham ventilated Greenhouse with water and electricity, a 300 square foot Workroom with Skylights and French doors to the backyard Deck, plus a 250 square foot Storage Room used for decorative Accessories and Props that are available for clients to rent. There are four seasonal employees.

Business History:

The Flower Shop was established in the 1940's, the current owner became the third owner of the business in 2003. The current owner successfully developed a gift shop and wedding planning and design service in addition to the flower shop.



Property Description: Two story building, first floor is Retail/ Commercial (Wedding Planning & Flower Shop), on the second floor is a fabulous, renovated two bedroom/ one bath Home or potentially a terrific Air B&B Rental. Situated on .81 acres beautifully landscaped & naturalized with apple, peach and cherry trees as well as blueberries and quince bushes. Charming, fenced-in organic herb and vegetable garden with raised beds including strawberries and asparagus. Situated between 2 streams: Red Kill Creek behind the property and the Bushkill stream across the Street, both perfect for trout fishing.

The property is located 2.5 hours from Manhattan by car or Trailways Bus (which can stop in front of the store). It is a 5-minute drive to Belleayre Ski Mountain, 15 minutes to the town of Phoenicia, and 35 minutes to Woodstock or Hunter Ski Center.

The area is also popular for "Farm to Table" products with many farms and farmers markets located in neighboring towns.



Residence- 2nd Floor:

Tastefully renovated loft style apartment with 18' high Cathedral ceilings, approximately 1,600 square foot. Beautifully renovated kitchen with Stainless Steel Appliances and Concrete Countertops. Large Living Room with Contemporary Fireplace, and gorgeous Hard-Wood floors. Oversized and simply gorgeous Master Bedroom with 18' ceilings, floor to ceiling Windows, great views, Fireplace & walk in closet. Fantastic windowed Bathroom with Jacuzzi tub, plus separate tiled Shower & Laundry Room. Ground floor entrance with Mudroom and Exercise room.





Renovations to Commercial & Residential: Newly renovated in the fall of 2017

New electric with its own distribution box

Fully Insulated to Code

Designer Anderson Thermopane glass windows throughout

All new Plumbing

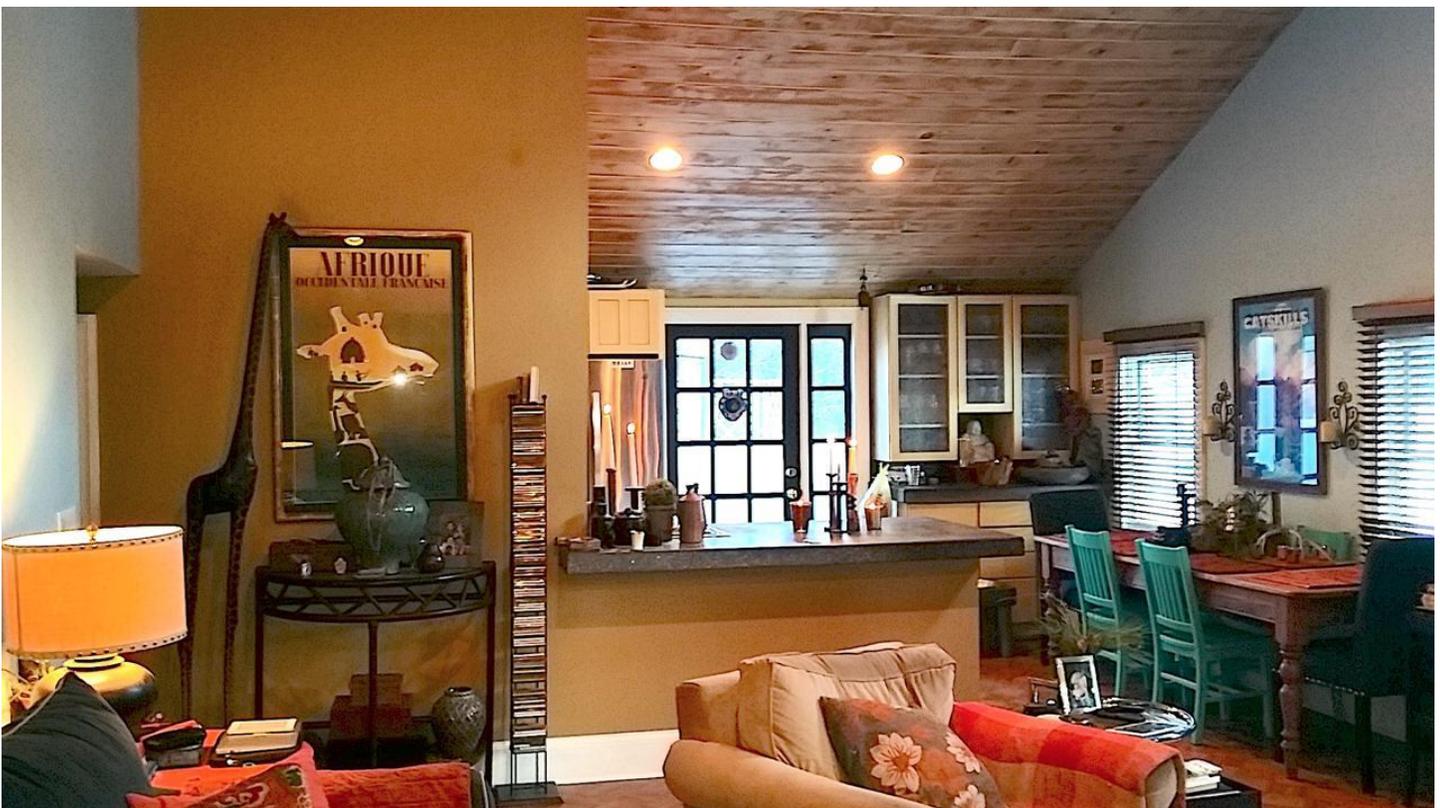
New Fixtures, Lighting and Flooring

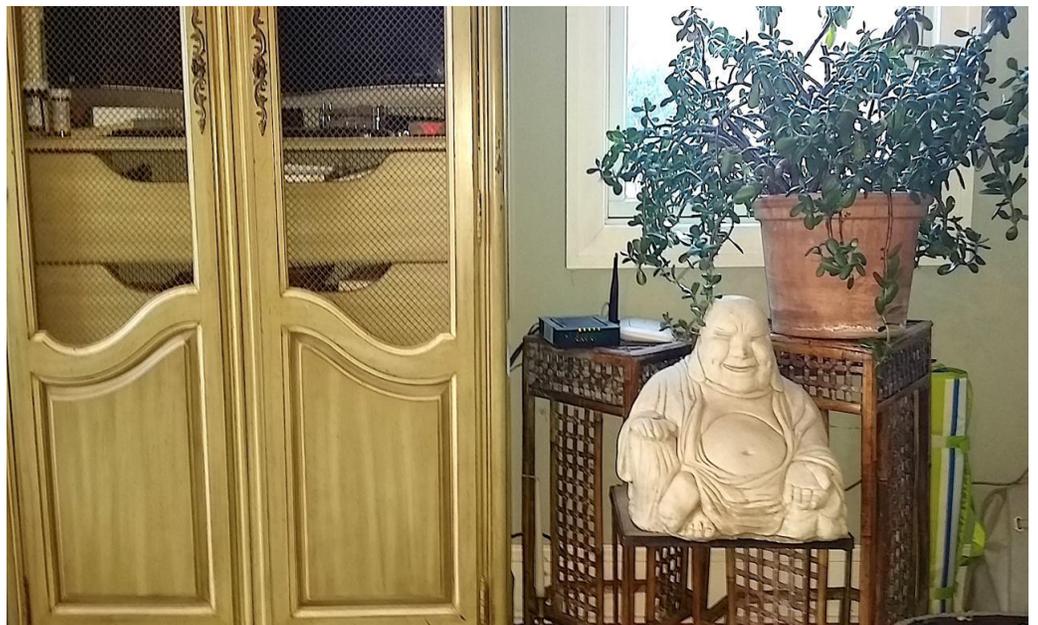
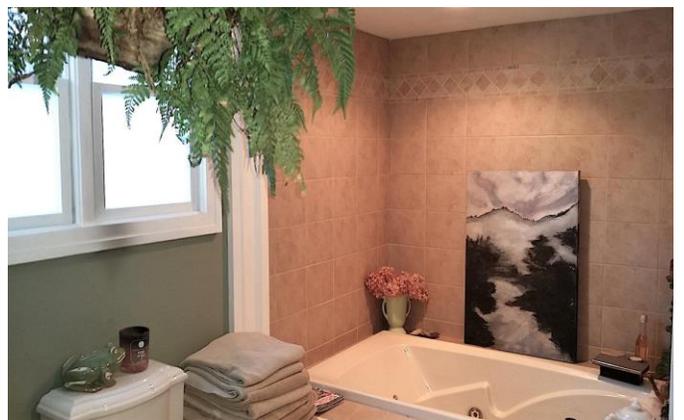
New Electric Heat throughout

Back-up Generator

Back up Well, services entire Building

Greenhouse







Phoenicia: 15 minutes from the Property
Belleayre Mountain Ski Lodge: 15 minutes from the Property
Hunters Mountain & Woodstock: 35 minutes from the Property





Catskills Main Attractions: The area is famous for Year-round Camping.
Winter: Cross Country Skiing, Down Hill Skiing & Snow Skateboarding.
Summer: Mountain Biking, Rock Climbing, Cannoning & Kayaking.



707 Old Route 28, Clovesville, NY 12430

Town: Fleischmanns

Hamlet: Clovesville

Block & Lot: 286-1-45

Parcel ID: 28255

Property Class: Residence with incidental Commercial (Use 283)

Zoning: H1

Yearly Total Taxes: \$3,354.20 **RE Taxes:** \$1,796.24/ **School Taxes:** \$1,557.96

Building Size: Approx. 3,376 sq ft / Additional 300 SqFt **Greenhouse:** 16 ft. x 20 ft.

Land Size: .81 Acres

Basement: 156 sq ft

Year Built: 1940

Effective Year Built: 1960

Water Supply: Private

Sewer Type: Private



**FOR ADDITIONAL INFORMATION OR VIEWINGS PLEASE CONTACT:
JENNY LEE- BROKER 212.971.4463**

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