

RETAIL BUILDING FOR SALE



**1041 Route 22
Brewster, New York**

Property Features

- » 1,650 SF
- » .40 ACRE. 18 Parking Spaces
- » On Rt. 22 off Rt. 84/684 Ingress/Egress
- » Access to traffic Light at Rt. 22/Argonne Road
- » Former Fully Equipped Dunkin Donuts
- » 400 AMPS, Floor Drains, 125 SF Walk-in Freezer and Refrigerator
- » ADA Bathrooms
- » Real Estate Taxes - \$22,554
- » Traffic Count 27,154 Cars Daily

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
» Population	\$14,704	\$42,622	\$230,295
» Avg HH Income	97,484	101,697	230,295

CONTACT

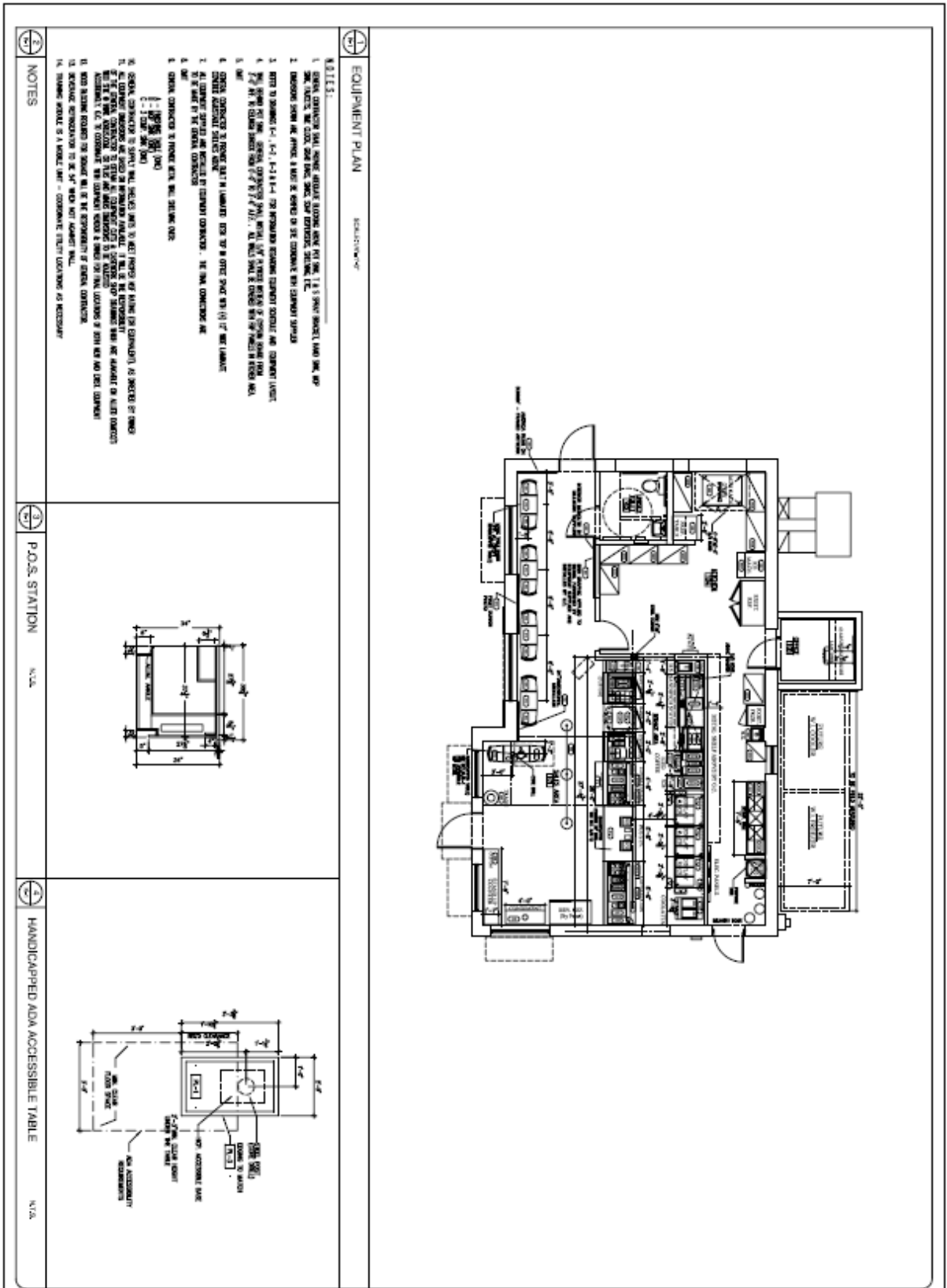
Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616

Email: eric@ga-re.com

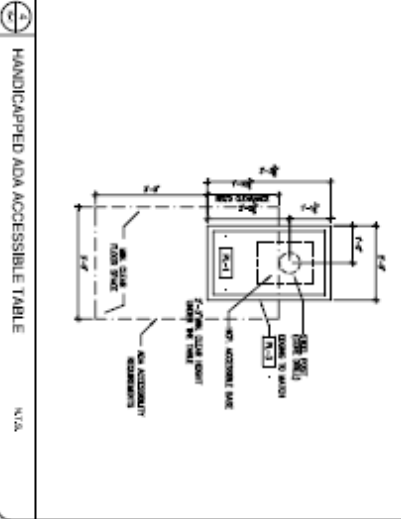
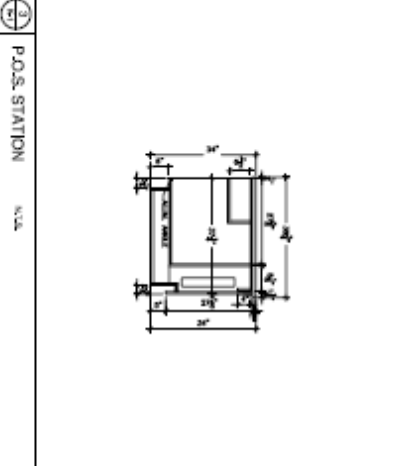
Price Reduced to :
\$629,000



EQUIPMENT PLAN

SCALE: 1/8" = 1'-0"

- NOTES:**
1. EQUIPMENT SHALL BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
 2. DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
 3. REFER TO DRAWING K-1, K-2, K-3 & K-4 FOR INFORMATION REGARDING EQUIPMENT SPECIFICATIONS AND COMPONENTS.
 4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL EQUIPMENT SHALL BE INSTALLED ON A CONCRETE SLAB ON GRADE.
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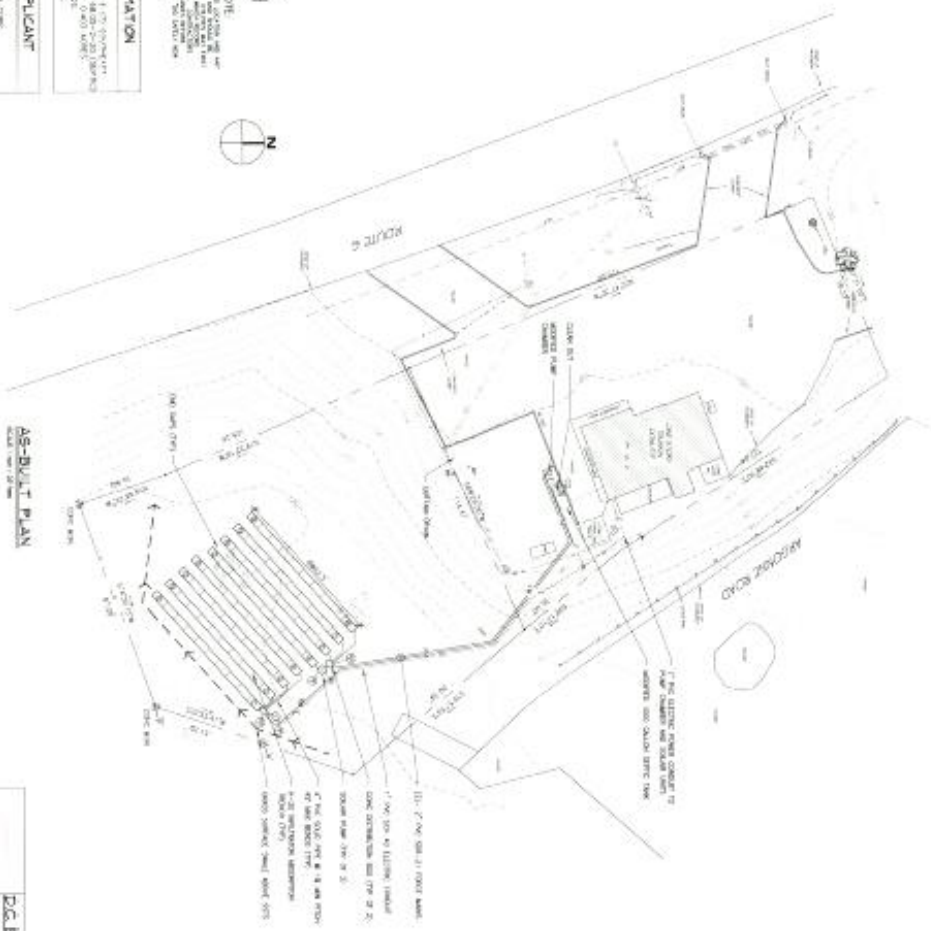
<p>K-1</p>	<p>EQUIPMENT PLAN DONKIN DONUTS STORE 1041 ROUTE 22 SOUTHEAST (BREWSTER), NY PC#346706</p>	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>APP'D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE	BY	APP'D						<table border="1"> <tr> <th>DATE</th> <th>AS NOTED</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	AS NOTED			<p>FRANK TRUILO ARCHITECT LLC ARCHITECTS & PROJECT MANAGERS</p>	<p>DONKIN DONUTS By Order [Signature]</p>
	NO.	DESCRIPTION	DATE	BY	APP'D														
DATE	AS NOTED																		
<p>1041 ROUTE 22 SOUTHEAST (BREWSTER), NY PC#346706</p>	<p>DATE: 4/16/16 BY: [Signature] APP'D: [Signature]</p>	<p>FRANK TRUILO ARCHITECT LLC ARCHITECTS & PROJECT MANAGERS</p>	<p>DONKIN DONUTS By Order [Signature]</p>																

DC ENGINEERING, PC
 1000 K STREET, N.W.
 WASHINGTON, D.C. 20004
 TEL: 202-462-1100
 FAX: 202-462-1101
 WWW.DCENGINEERINGPC.COM

OWNER / APPLICANT
 DUNKIN DONUTS
 1400 K STREET, N.W.
 WASHINGTON, D.C. 20004

SITE INFORMATION
 PROJECT: 1400 K STREET, N.W. (DUNKIN DONUTS)
 DATE: 05/12/2014
 DRAWN BY: J. BRUNTS
 CHECKED BY: J. BRUNTS
 SCALE: AS SHOWN

DC PERMIT NOTE:
 THIS PLAN IS SUBMITTED FOR THE PURPOSE OF OBTAINING A PERMIT FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS TO THE EXISTING PAVEMENT AND CURBS AND GUTTERS AT THE INTERSECTION OF 1400 K STREET, N.W. AND 14TH STREET, N.W. IN THE DISTRICT OF COLUMBIA. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (DOT) DESIGN MANUAL AND THE DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS (DPW) DESIGN MANUAL.



AS-BUILT DIMENSIONS

DESCRIPTION	A	B
1	48'-7"	48'
2	0'-0"	41'
3	48'-2"	48'
4	0'-0"	41'
5	48'-7"	48'
6	0'-0"	41'
7	48'-2"	48'
8	0'-0"	41'
9	48'-7"	48'
10	0'-0"	41'
11	48'-2"	48'
12	0'-0"	41'
13	48'-7"	48'
14	0'-0"	41'
15	48'-2"	48'
16	0'-0"	41'

SOIL TESTING DATA

TEST NO.	TEST RESULTS	TEST RESULTS
1	1.0% LIQUID LIMIT (LL)	40
2	1.0% PLASTICITY INDEX (PI)	12
3	1.0% SHREDDING INDEX (SI)	28
4	1.0% UNIFORMITY COEFFICIENT (UC)	2.0
5	1.0% CURVE NUMBER (CN)	1.0
6	1.0% PERCENT FINER THAN NO. 200 (F200)	10
7	1.0% PERCENT FINER THAN NO. 40 (F40)	5
8	1.0% PERCENT FINER THAN NO. 60 (F60)	3
9	1.0% PERCENT FINER THAN NO. 100 (F100)	2
10	1.0% PERCENT FINER THAN NO. 200 (F200)	10



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AS-BUILT PLAN
 DUNKIN DONUTS
 1400 K STREET, N.W.
 WASHINGTON, D.C. 20004
 DATE: MAY 12, 2014
 DRAWN BY: J. BRUNTS
 CHECKED BY: J. BRUNTS

1 of 1





1041 Rt. 22, Brewster, New York

