



GRANITE & MARBLE COUNTERTOP BUSINESS

10 STEWART AVENUE, NEWBURGH, NY 12550



20 YEAR FULLY ESTABLISHED BUSINESS FOR SALE

ADDRESS: 10 Stewart Avenue
Newburgh, NY 12550

LOCATION:
Newburgh-Beacon Bridge - (5 Minutes / 3.3 Miles)
i84 to NYS Thruway (Exit 17) - (2 Minutes / 0.7 Miles)

BUSINESS & OPERATIONS:

- Countertops - Granite, Marble, Quartz
- Cabinetry - Stock, Semi-Custom, Custom
- Tile - Ceramic, Porcelain, Glass
- Slabs & Machinery
- 2 Work Vans
- All Contractor Accounts

ASKING PRICE: Business: \$695,000

2023 Business Summary

| | |
|--------------|-----------|
| Gross Income | \$760,260 |
| Expenses | \$389,017 |
| Net Income | \$371,243 |

PROPERTY OVERVIEW

CR Properties Group is pleased to offer a 20 year experienced fully established Granite & Marble Countertop Business For Sale in Newburgh, NY. Located near Stewart International Airport & Shopping Mall Districts, this location is 2 Minutes from Interstate 84 and 5 Minutes from Newburgh Beacon Bridge. Granite & Marble Countertops is known for their high quality craftsmanship designed to last a lifetime and and customer service satisfaction. The Business includes Countertops: Granite, Marble, Quartz. Cabinetry: Stock, Semi-Custom, Custom. Tile: Ceramic, Porcelain, Glass. Also included in sale is machinery, slabs, two work vans, contractor accounts, and all other essentials & accessories to continue operations.

Business Website: <http://www.gmcrock.com/>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
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COUNTERTOPS, CABINETS, TILE SERVICE

FULLY LICENSED AND INSURED BUSINESS

GRANITE, MARBLE, QUARTZ, CERAMIC, PORCELAIN, GLASS



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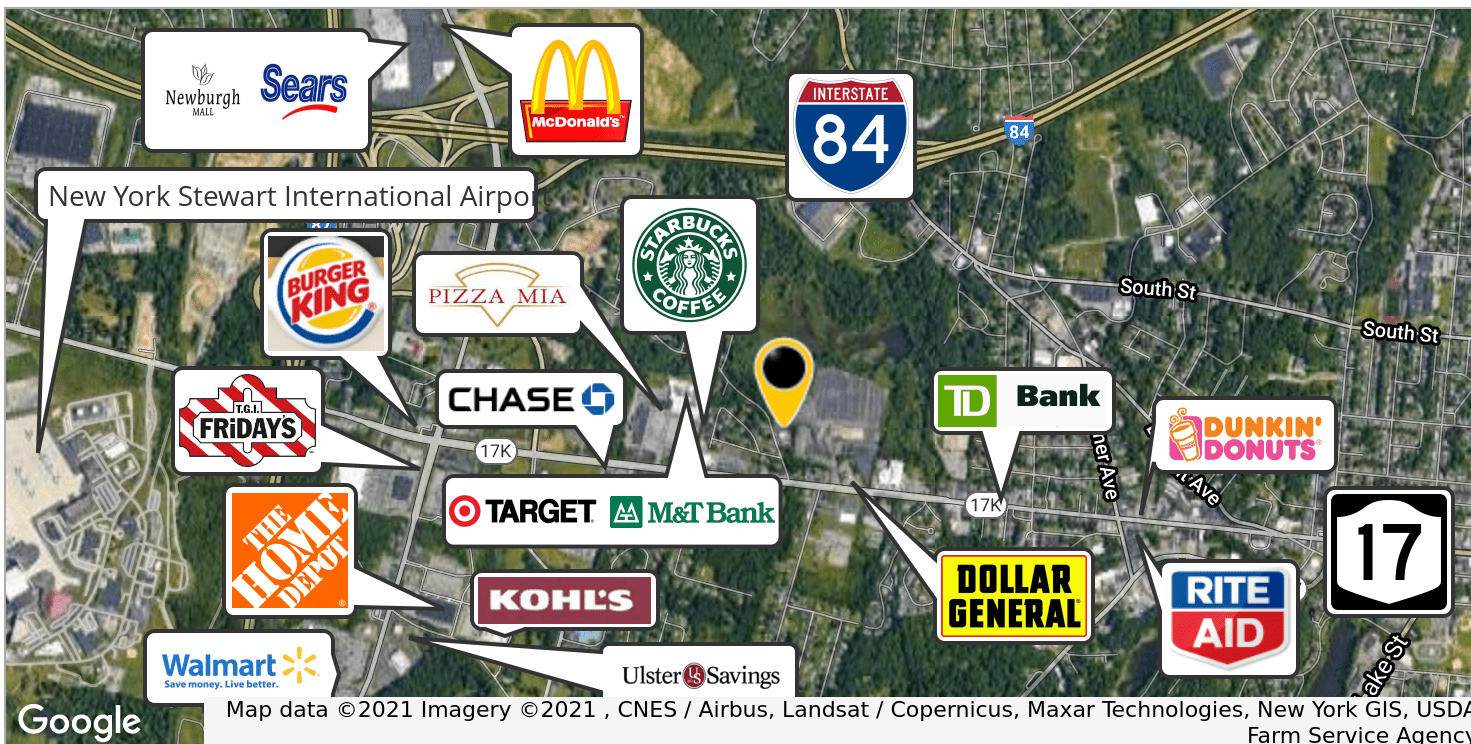
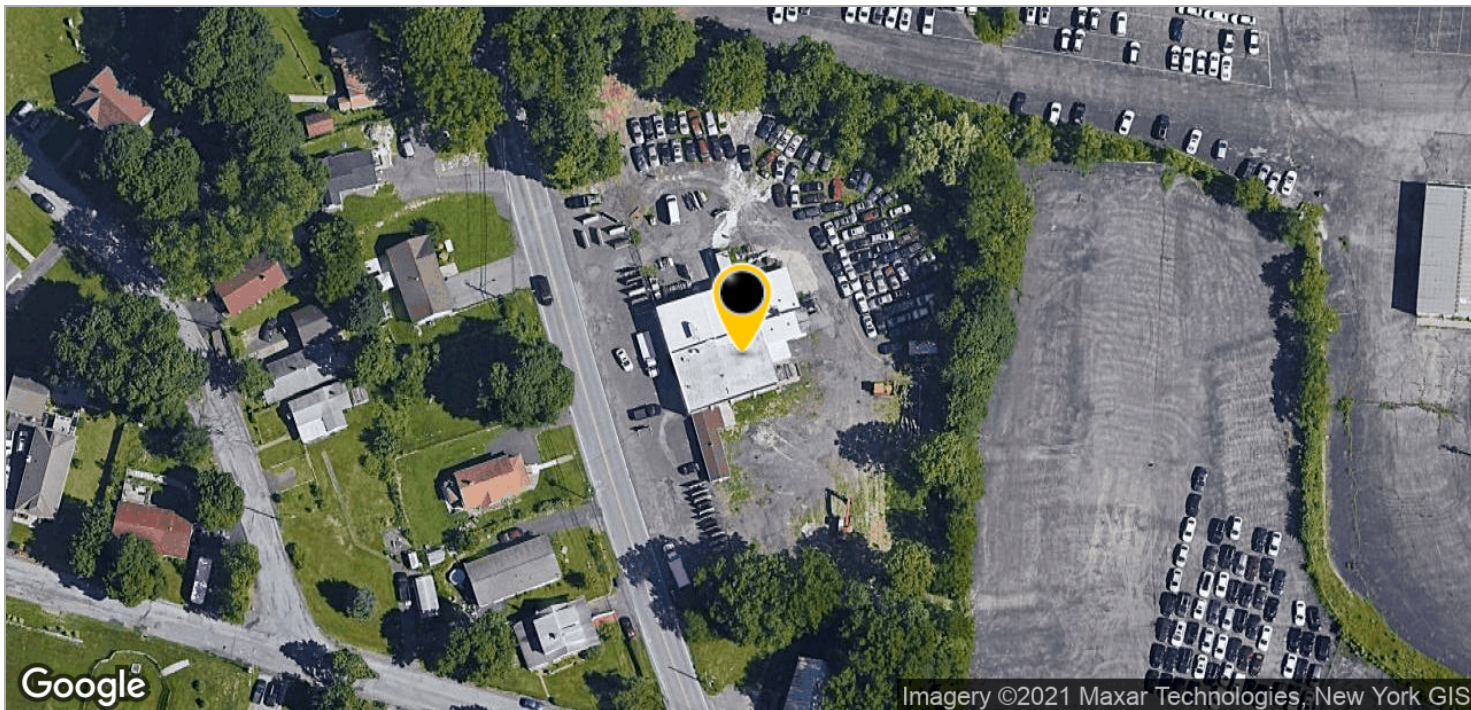
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NEWBURGH-BEACON BRIDGE: (5 MINUTES / 3.3 MILES)
INTERSTATE 84 TO NYS THRUWAY (EXIT 17): (2 MINUTES / 0.7 MILES)

TAKE EXIT 17 ONTO NY-17K, HEAD EAST UNTIL STEWART AVE, BUSINESS WILL BE ON RIGHT



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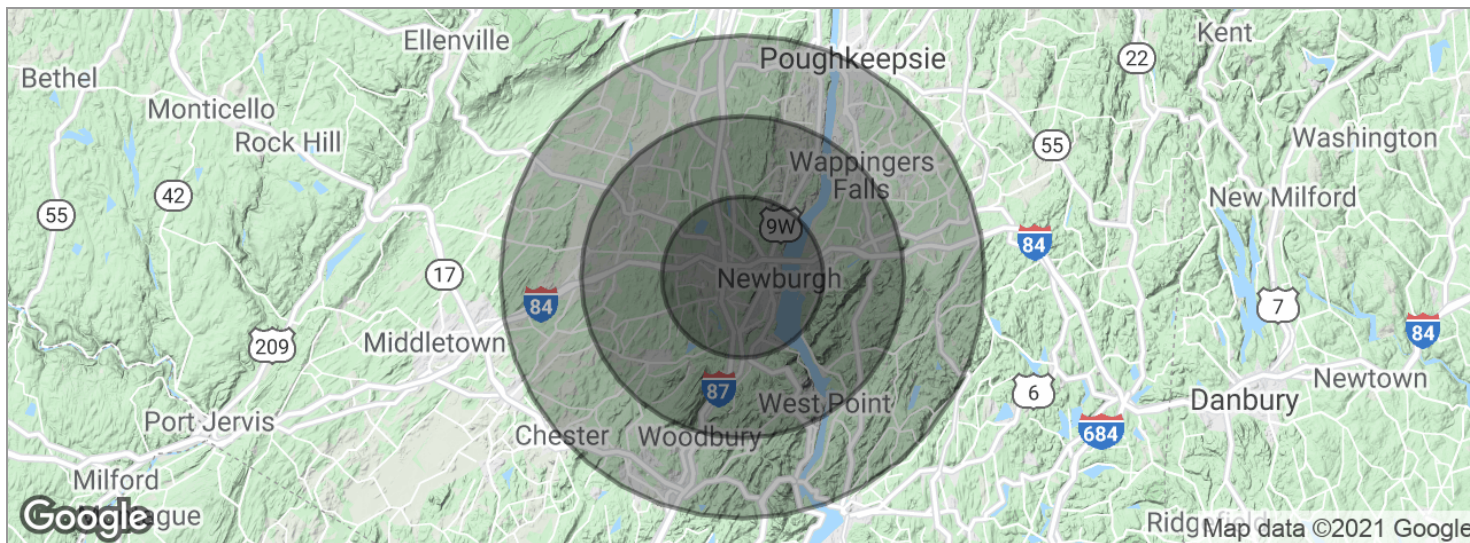
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

INCLUDING ORANGE COUNTY AREA & DUTCHESS COUNTY AREA



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| Total population | 102,948 | 216,881 | 405,919 |
| Median age | 36.3 | 37.5 | 36.5 |
| Median age (male) | 35.8 | 37.0 | 35.7 |
| Median age (Female) | 36.8 | 37.8 | 37.2 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 36,727 | 76,293 | 137,811 |
| # of persons per HH | 2.8 | 2.8 | 2.9 |
| Average HH income | \$72,879 | \$79,363 | \$82,490 |
| Average house value | \$313,445 | \$336,550 | \$345,155 |

* Demographic data derived from 2010 US Census



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