



**FOR SALE**

**12 Winona Avenue**  
NEWBURGH, NY 12550

**6,000± SF on 2.3± Acres**

**FORMER SCHOOL**  
**CURRENT CHURCH**

GUY G. BLAKE, CCIM  
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356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
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FOR SALE

# Hudson Valley Church

12 Winona Avenue, Newburgh, NY 12550



## 6,000± SF 3-Story Former School on 2.3± Acres

### Property Highlights

Cushman & Wakefield | Pyramid Brokerage Company is pleased to offer for sale this well-maintained 3-story stone building in a great Town of Newburgh location within walking distance to Algonquin Park.

Formerly a school and currently used as a church and educational facility, the ±6,000 SF building is situated on ±2.3 acres with ample on-site parking. Easily access in proximity to I-84 Exit 10, Routes 52 & 300 and nearby NYS Thruway (I-87) Exit 17.

- Great location
- Generous paved parking lot
- Well-maintained building & property
- Handicap accessible
- Many recent upgrades
- Municipal water & septic
- 6 offices and/or classrooms, sanctuary
- 3 bathrooms, kitchen, meeting/conference room, AV room

### Contact

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**Offered For Sale: \$895,000**

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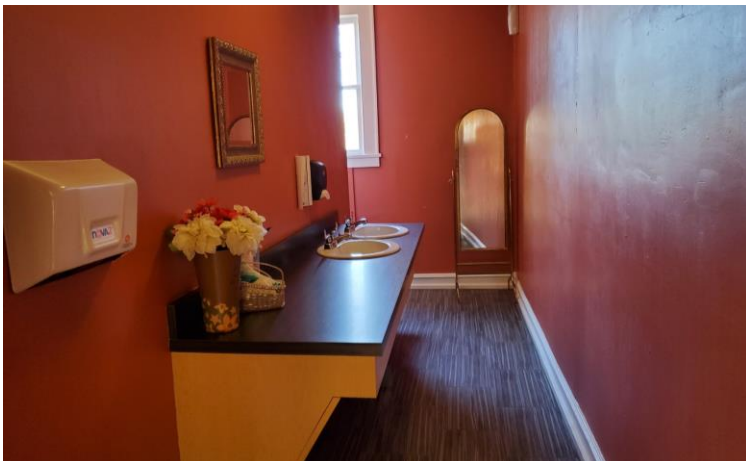
Sanctuary (Main level)



Reception/Foyer (Main level)



Meeting/Conference Room & Kitchen (Downstairs)



Bathroom (Upstairs, 3<sup>rd</sup> level)



Classroom (Upstairs, 3<sup>rd</sup> level)

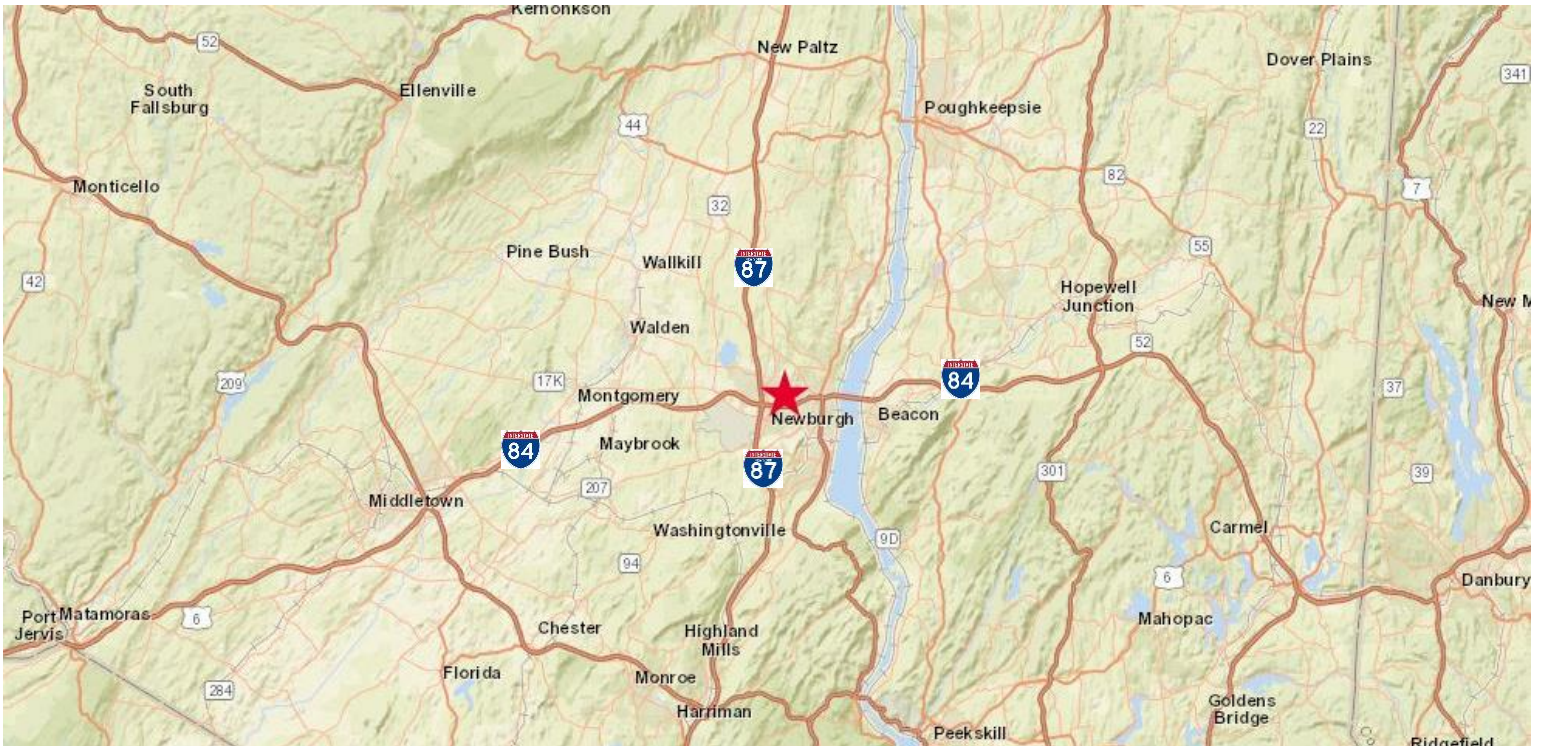


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Bird's Eye Aerial View



Location Map