

Turnkey Industrial & Business Opportunity in the Great Western Catskills

Town of Roxbury, NY | Approx. 4.93 Acres

Rare turnkey commercial and industrial opportunity set on approximately 4.93 acres on a scenic mountainside just outside Stamford, NY. Bordered by protected NYC Watershed lands and neighboring agricultural properties, this property offers privacy, long-term land protection, and diversified income potential.

Property Highlights

- Three buildings totaling approximately 15,000 SF (per public records/prior listings)
- Multiple established income streams: automotive repair, recycling/scrap, towing, and self-storage
- Only licensed auto dismantler / scrap yard operation in Delaware County (seller stated)
- Steel self-storage building (~8,000 SF) with 44 units and historically strong occupancy (~95%)
- Zoned Class 440 – Storage / Warehouse / Distribution
- Offered below assessed value; seller retiring and willing to provide guidance

Buildings & Improvements

Concrete block auto and truck repair facility (~3,600 SF) with multiple service areas, roll-up doors, overhead gantry chain hoists (1,500 lbs and 2.5 tons), four-room office, bath, wood stove, and wiring for three-phase electric. Additional block and steel service bay building provides reception, office, and break area. 75' x 75' metal shed and designated outdoor salvage areas support vehicle and parts storage, including a 125' x 100' concrete slab required for scrap processing.

Utilities

Well/cistern water, septic system, and three-phase electric wiring in place (buyer to verify service).