

Building Better Communities With.....

 **Rand Commercial**

FOR SALE/LEASE



**EXCEPTIONAL RETAIL
LOCATION, 11,180 SF
RETAIL BLDG WITH 2 DRIVE
UP WINDOWS, ALONG RTE
32 IN NEW WINDSOR, NY ON
1.9 ACRES. 65 PAVED
PARKING SPACES. 1,500 FT
OF SHELVING. 50 FT OF
REACH INN COOLER
SPACE.**



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Fact Sheet

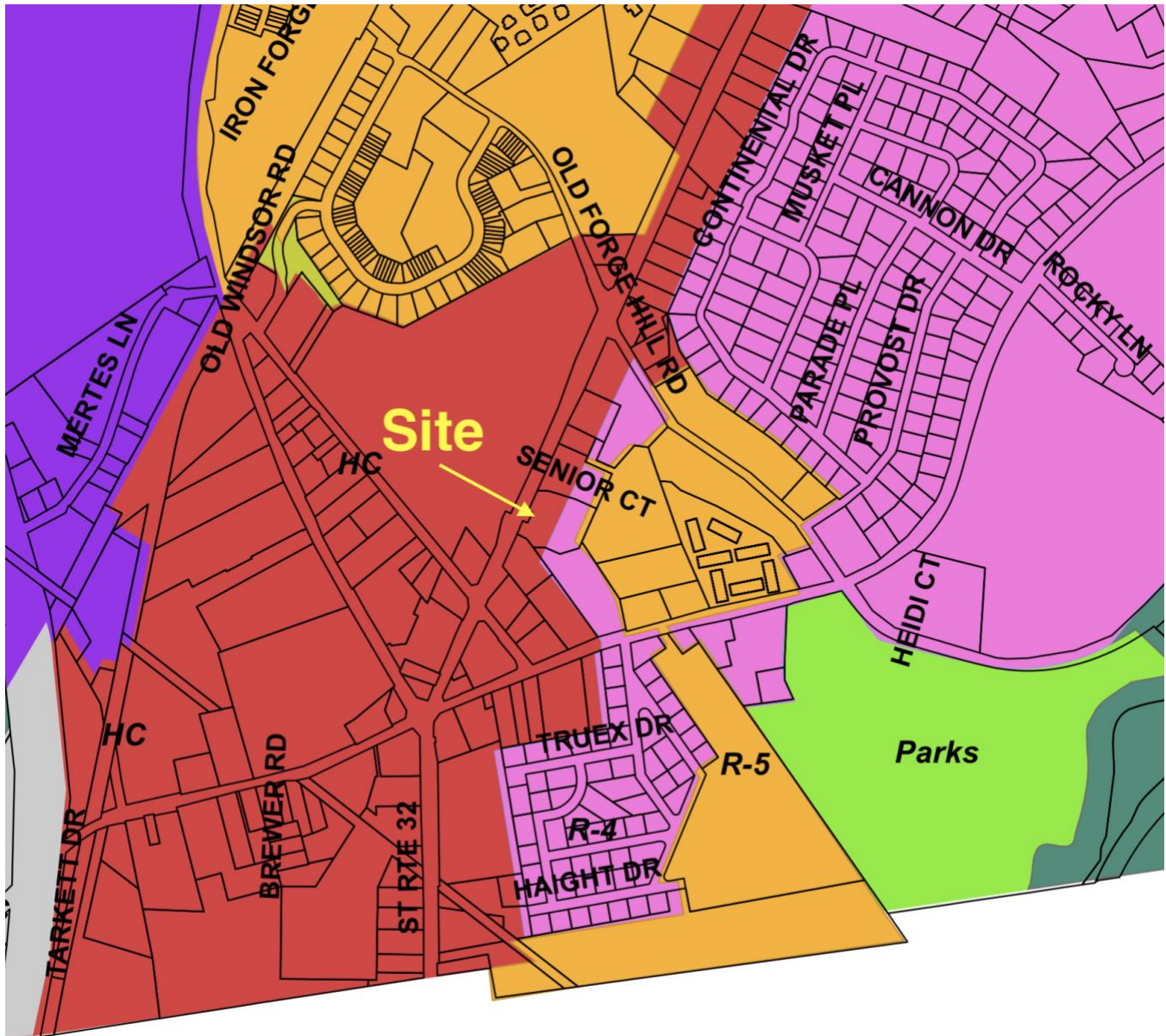
LOCATION:	393 Windsor Highway, Route 32, New Windsor, NY 12553
ACCESS:	Minutes from Route 9W, West Point, Palisades Parkway, NYS 87, I-84 & NY Stewart International Airport.
PARCEL:	1.9 +/- acres with 240 +/- feet of road frontage.
BUILDING:	11,180 +/- sq. ft. Block/Stucco building consisting of large open retail area, rear storage room, utility room, two private baths, and managers office. Over 1,500 feet of shelving. 50 feet of reach inn/walk inn cooler space. Four sale/register counters. TWO DRIVE UP WINDOWS.
PARKING:	65 paved parking spaces.
WATER/ SEWER:	Municipal water and sewer.
ELECTRIC/ GAS:	575 Amp three phase electrical service. Natural Gas & Electric Supplied by Central Hudson.
SPRINKLERED:	Yes
PARKING:	On site, 65 paved spaces.
ZONING:	HC ~ Highway Commercial
RE TAXES:	\$68,970.00
SALE PRICE:	\$2,925,000.00
LEASE PRICE:	\$17.00 Per Square Foot NNN.

**For further information and/or inspection of property, contact:
Robert A Vitanza, NYS Licensed Associate Broker
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TAX MAP



ZONING MAP



ZONING LEGEND

Zoning District Legend			
	Historic District Overlay	 Municipal Use (MU)	 Open Space Residential (R-2)
	Airport (AP)	 Neighborhood Commercial (NC)	 Suburban Residential (R-3)
	Cluster Open Space (CL -1)	 NYS Forest Preserve (NYSFP)	 Suburban Residential (R-4)
	Cluster Open Space (CL -2)	 Office and Light Industry (OLI)	 Multiple Family Residential (R-5)
	Highway Commercial (HC)	 Planned Industrial (PI)	 Water Overlay District (WOD)
	Hudson River (HR)	 Parkland (Parks)	
	Limited Commercial (LC)	 Rural Residential (R-1)	

AREA MAP



LOCATION MAP

