

1005 ROUTE 9W

FORT MONTGOMERY, NY 10922

INDUSTRIAL/RETAIL PROPERTY FOR SALE



Property Description

Introducing a prime investment opportunity in the Fort Montgomery area: a well-appointed 7,500 SF industrial property. Boasting a strategic location, this property offers seamless access to major transportation highways, facilitating efficient distribution and logistics operations. The asset features Three drive in bays; 2 bays on the second floor showroom space with 11' clearance each; and one drive in bay on the lower level with 6' clearance. The interior second floor features ceiling height of up to 18' at its apex. The second floor showroom features floor to ceiling stunning eastern exposure views of the hudson

With ample space for warehousing and manufacturing, the building is designed to meet the needs of modern industrial enterprises. Its adaptable layout and versatile features make it an ideal choice for investors seeking a property tailored for industrial, warehouse, and distribution purposes. Don't miss the chance to acquire this versatile asset in a highly sought-after location.

Property Highlights

- Modern and well-maintained property with 7,500 SF of versatile space.

Offering Summary

Sale Price:	\$1,900,000
Number of Units:	1
Available SF:	7,500 SF
Lot Size:	20,326 SF
Building Size:	7,500 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	174	364	720
Total Population	428	899	1,755
Average HH Income	\$116,744	\$114,652	\$126,184

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Income Summary

Gross Income	\$0
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Expenses Summary

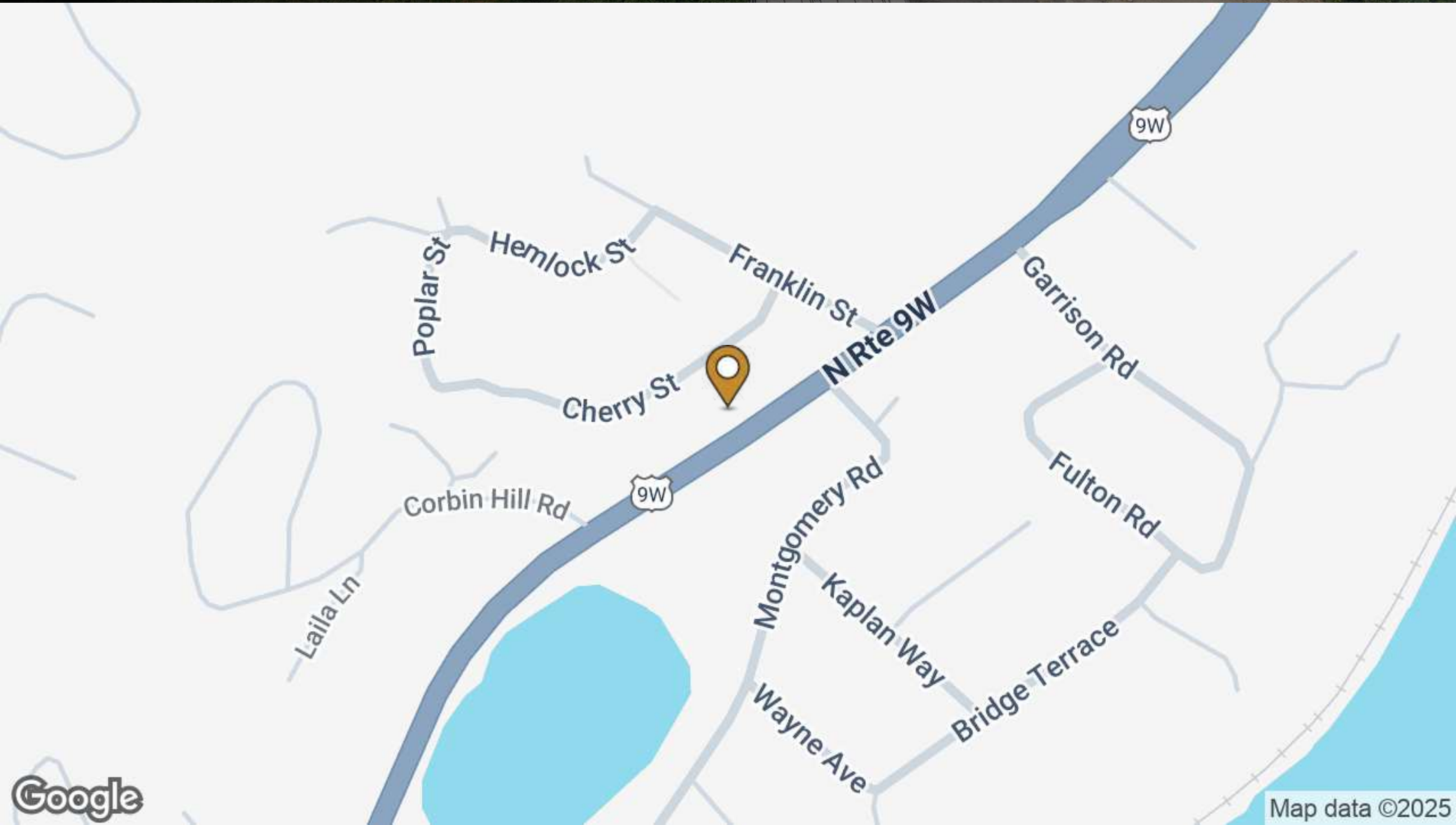
Operating Expenses	\$0
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Net Operating Income	\$0
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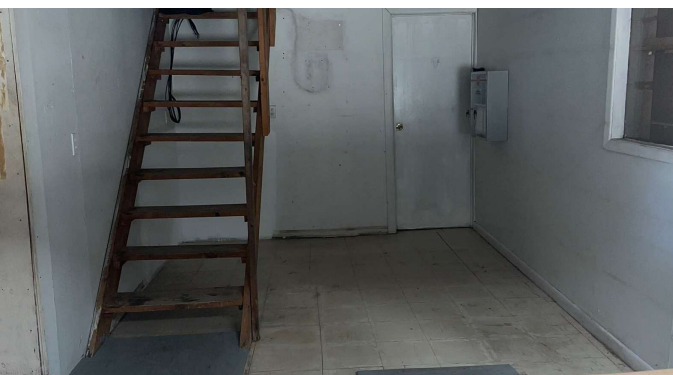
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	428	899	1,755
Average Age	42	42	43
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	174	364	720
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$116,744	\$114,652	\$126,184
Average House Value	\$382,786	\$378,208	\$414,856

Demographics data derived from AlphaMap

