

Building Better Communities With....



OFFERING MEMORANDUM
27 & 37 OLD ROUTE 9W

\$825,000 | As-Is, Where-Is | Both Parcels Together

New Windsor, Town of New Windsor, Orange County, NY 12553 | 3.20± Acres |
Zoned NC – Neighborhood Commercial



Aerial view showing Old Route 9W frontage with Hudson River and Hudson Highlands backdrop

EXCLUSIVELY OFFERED BY:

Paul Adler, Esq., Chief Strategy Officer, Rand Commercial

NY Associate Broker, NJ/CT Salesperson

917-577-0497 mobile | 845-770-1205 office

paul.adler@randcommercial.com

46 S Broadway, Ste D, Nyack, NY 10960

EXECUTIVE SUMMARY

Rand Commercial is pleased to present the exclusive offering of 27 & 37 Old Route 9W -- a historic church campus situated on 3.20+ contiguous acres in the Town of New Windsor, Orange County, New York. The property is owned by The Episcopal Diocese of New York and represents a rare opportunity to acquire an irreplaceable 1847 stone Gothic Revival church, meeting hall, and residential dwelling on a commercially zoned parcel with prominent Old Route 9W frontage and sweeping Hudson River views.

Zoned Neighborhood Commercial (NC) by the Town of New Windsor, the site accommodates a broad range of permitted uses by right including places of worship, professional offices, retail, eating and drinking establishments, and service businesses. The property is offered strictly as-is, where-is. Qualifying nonprofit or municipal purchasers may be eligible to restore the previously held tax-exempt status, which could significantly reduce long-term carrying costs.

PROPERTY SUMMARY

Address	27 & 37 Old Route 9W, New Windsor, NY 12553
Municipality	Town of New Windsor, Orange County, New York
Tax Parcels	Parcel 1: 9-2-7.1 Parcel 2: 9-2-7.2
Property Type	Religious / Institutional
Zoning	NC -- Neighborhood Commercial (Town of New Windsor)
Total Land Area	3.20+ Acres (Two Contiguous Parcels)
Total Building Area	7,558+ SF Gross (Three Structures)
Interest Offered	Fee Simple Estate
Sale Condition	As-Is, Where-Is -- Both Parcels Together
Asking Price	\$825,000
Flood Zone	Zone X -- Outside Floodplains (FEMA Panel 36071C0332E, 8/3/2009)
Utilities	Municipal Water & Sewer
Deed Restrictions	None noted adversely affecting value
Sales History	No known sales or transfers within prior 5 years
Leases	No leases in place -- Fee Simple, unencumbered
Current Tax Status	Tax-exempt status lapsed 2025; may be restored for qualifying nonprofit or municipal buyer
Owner	St. Thomas Episcopal Church

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PHOTO GALLERY



St. Thomas Church Sign & Grounds



Stone Bell Tower & Gothic Battlements



Church South Side & Stained Glass Windows



Church Rear Elevation & Slate Roof Detail



Church Front Entrance -- Red Door & Cross



Aerial -- Church Campus Looking North

PHOTO GALLERY



Historic Sanctuary -- Mural, Stained Glass & Original Pews



Meeting Hall Interior -- Masonic Lodge Chamber



Meeting Hall -- Dining & Social Area



Meeting Hall Exterior -- Hudson River Masons Lodge



Residential Dwelling -- 27 Old Route 9W



Aerial -- Campus, Parking Lot & Route 9W Corridor

ZONING INFORMATION -- NC NEIGHBORHOOD COMMERCIAL

The subject property is zoned NC -- Neighborhood Commercial by the Town of New Windsor. This zoning district permits a wide range of commercial, institutional, and service-oriented uses, subject to Planning Board site plan approval. As currently improved, the highest and best use is continued institutional use or adaptive reuse.

Permitted Uses -- By Right

- Places of Worship, including parish houses (min. 3 acres, 125 ft width) -- Subject meets acreage requirement
- Retail Stores & Banks
- Personal Service Establishments
- Eating & Drinking Places, including catering establishments
- Professional, Business, Executive, Administrative, Medical & Veterinarian Offices
- Service Establishments furnishing consumer services
- Fraternal, Social & Political Clubs
- Buildings, Structures and Uses owned/operated by the Town of New Windsor
- Indoor & Outdoor Recreational Facilities & Structures (5+ acres)

Uses Requiring Special Use Permit

- Private Schools, Colleges & Educational Institutions (20+ acres)
- Hotels & Motels (100,000 SF min. lot)
- Gasoline Stations, Convenience Stores, Car Washes & Rental Facilities
- Commercial Dog or Veterinary Kennels

NC Bulk & Dimensional Requirements -- Places of Worship

Min. Lot Area	3 Acres (Subject: 3.20+ Acres)
Min. Lot Width	125 Feet
Min. Front Yard	45 Feet
Min. Side Yard	20 Ft / 40 Ft Both
Min. Rear Yard	50 Feet
Min. Street Frontage	70 Feet
Max. Building Height	35 Feet
Dev. Coverage	85% Maximum

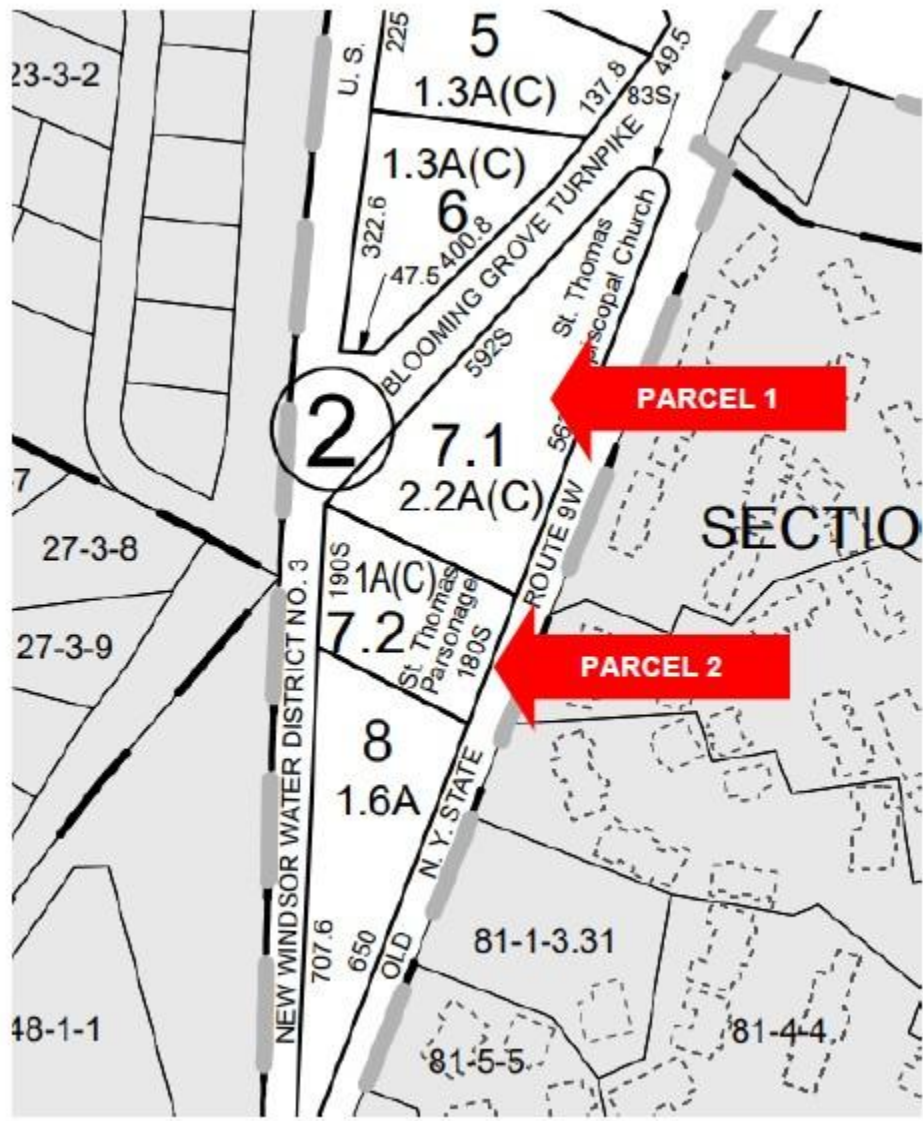
DUE DILIGENCE HIGHLIGHTS

Flood Zone	Zone X -- Outside Floodplains. FEMA Community Panel 36071C0332E, effective 8/3/2009. No flood insurance required.
Utilities	Municipal Water & Sewer confirmed. All utilities available to the site.
Deed Restrictions	None noted adversely affecting value.
Easements	None noted adversely affecting value.
Sales History	No known sales or transfers within the prior five-year period. Clean title history.
Leases	No leases in place as of appraisal date. Fee Simple estate, fully unencumbered.
Current Occupancy	Church utilized by small congregation. Residence occupied (no lease). Meeting hall used by local Masons for meetings (no rent charged).
Tax Assessment	Combined assessed value \$141,200. Annual taxes approximately \$30,471 as taxable property. Tax-exempt status previously held; may be restored for qualifying buyer.
Parcel 1 (9-2-7.1)	2.20 acres -- improved with stone church (2,430 SF, circa 1847) and concrete block meeting hall (2,904 SF). Includes shared parking lot on south side.
Parcel 2 (9-2-7.2)	1.00 acre -- improved with split-level single-family residence (2,224 SF). Some deferred maintenance noted on exterior.
Environmental	No hazardous materials investigation conducted. Buyers are advised to conduct their own environmental due diligence prior to closing.
ADA Compliance	No specific ADA survey conducted. Buyers are advised to independently assess compliance.

SITE DESCRIPTION & MAPS

The subject property consists of two contiguous parcels (9-2-7.1 and 9-2-7.2) with a combined area of 3.20+ acres, situated along Old Route 9W in the Town of New Windsor, Orange County. The site has direct frontage on Old Route 9W and is located in Flood Zone X, outside the floodplains. Municipal water and sewer serve the property.

Orange County Tax Map -- Parcels 9-2-7.1 & 9-2-7.2



Orange County Tax Map -- Town of New Windsor, Parcels 9-2-7.1 (Parcel 1) & 9-2-7.2 (Parcel 2)

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SITE DESCRIPTION & MAPS

Aerial Map -- Parcel Boundary

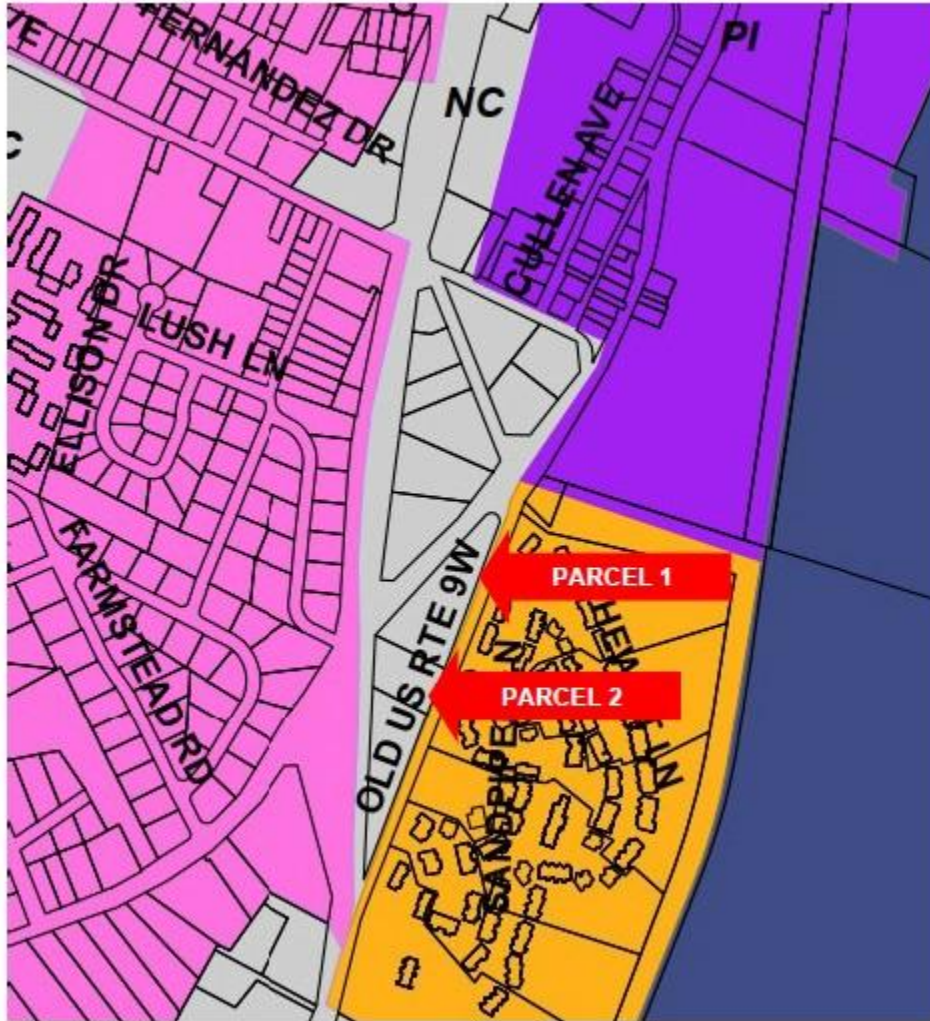


Aerial Map -- Subject parcels outlined in green.

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Zoning Map -- NC Neighborhood Commercial District



Zoning Map -- Subject parcels zoned NC, Neighborhood Commercial (orange)

LOCATION & NEIGHBORHOOD ANALYSIS

Regional Context

The subject property is situated in the Town of New Windsor, Orange County, New York -- approximately 60 miles north of Midtown Manhattan. New Windsor is strategically positioned near Stewart International Airport (approximately 2 miles), Interstate 87 (NYS Thruway), and Route 9W, providing excellent regional accessibility. Orange County continues to experience population growth and strong institutional demand.

Key Nearby Destinations

Stewart Int'l Airport	Approximately 2 miles north -- direct regional transportation access
I-87 / NYS Thruway	Less than 2 miles -- connects to NYC metro, Albany, and beyond
City of Newburgh	Approximately 3 miles north -- growing commercial and arts hub
City of Beacon	Approximately 8 miles east -- Metro-North rail service to Grand Central
West Point / USMA	Approximately 8 miles south -- major employer and visitor destination
Poughkeepsie	Approximately 20 miles north -- regional employment and medical hub
NYC Midtown Manhattan	Approximately 60 miles southeast (approx. 75-90 min drive)

OFFER INSTRUCTIONS & DISCLAIMER

How to Submit an Offer

- **Asking price: \$825,000 -- Both parcels offered together, as-is, where-is.**
- All offers must be submitted via email to paul.adler@randcommercial.com with proof of funds.
- Buyers must include a completed bid form (below) and verifiable Proof of Funds (POF).
- Buyer Brokers must obtain their commissions from their client.
- Seller reserves the right to accept, reject, or counter any offer at its sole discretion.

DISCLAIMER: This Offering Memorandum was prepared by Rand Commercial and contains information that is believed to be reliable. However, Rand Commercial and the Seller make no representations or warranties as to the accuracy or completeness of the information contained herein. The information is subject to change without notice. Prospective purchasers are advised to conduct their own independent investigation and due diligence with respect to all aspects of this offering, including but not limited to zoning compliance, environmental conditions, title, survey, and building condition. The Seller reserves the right to withdraw this offering at any time without notice.

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**Rand
Commercial**

Date:

Sales Bid Document

This Sales Bid Document sets forth the terms and conditions under which the Buyer offers to purchase the property described below.

Property Address: **27 & 37 Old Route 9W, New Windsor, NY**

Buyer Information: Name / Company / Address/ Cell Number

Buyer's Broker (if applicable): Agent Name/ Brokerage/ Address/ Cell Number:

Buyer's Attorney Contact Information: Name / Company / Address/ Cell Number

Purchase Price:

The Buyer offers to purchase the above property for the purchase price of: _____.

Deposit:

A minimum deposit of ten percent (10%) of the purchase price is required upon execution of the purchase and sale agreement (PSA).

Due Diligence Period:

The due diligence period shall not exceed thirty (30) days from the date of acceptance of this bid.

Contingencies:

All contingencies related to this transaction shall be satisfied within a maximum period of one (1) year from the date of contract execution.

Closing:

The closing of this transaction shall take place on or before _____, subject to the satisfaction of all terms and conditions stated herein.

Acknowledgement & Acceptance:

Buyer Name: _____ Date: _____

Seller Name: _____ Date: _____