

DEVELOPMENT SITE FOR SALE OR LEASE FISHKILL, NEW YORK

Busy Route 9 Commercial Corridor (Over 30,000 cars per day)

PRICE
REDUCED

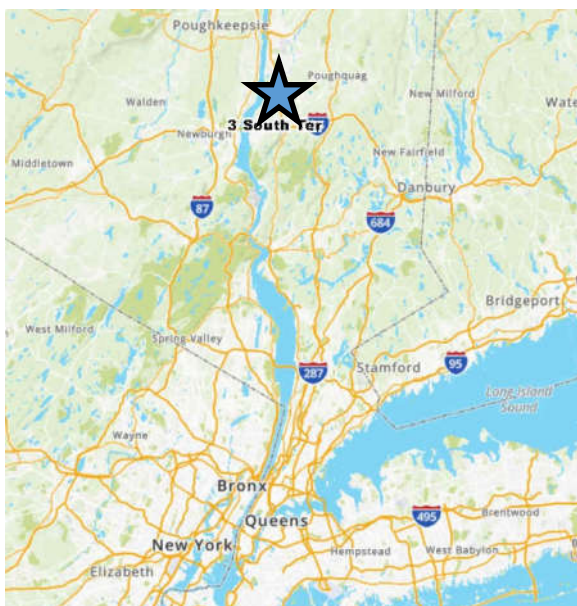
Price: \$995,000

Leasehold Opportunity Available:
\$120,000 NNN

IDEAL LOCATION FOR
SELF STORAGE WAREHOUSE
BANK GAS STATION
LAUNDRY/DRY CLEANING
VETERINARY HOSPITAL



Property is a 1.64 acre assemblage located on the eastern side of Route 9, 0.6 miles north of Route 52 and the heart of the Village of Fishkill. Near a busy commercial corridor that includes office buildings, medical buildings, numerous hotels, restaurants, retail and residential development. Property is comprised of three parcels, a level and rectangular 1.3-acre site located at the corner of Route 9 and South Terrace (3 South Terrace) and two adjacent parcels with frontage on Linda Place (8 and 10 Linda Place, .15 and .19 acres, respectively)—totaling an additional .34 acres). Assemblage has 200 feet of frontage on Route 9, 285 of frontage on South Terrace and 173 feet of frontage on Linda Place. Property is in the General Business (“GB”) commercial zone. Permitted uses include Gasoline filling station, Warehouses including self-storage; storage and sale of building materials; passenger transportation terminal; laundry and dry-cleaning establishment; motor vehicle sales and service; radio, television and other electronic transmission structures.



3 South Terrace
8-10 Linda Place
Fishkill, New York 12524

Located just 60 miles from NYC and 10 miles from Stewart International Airport, the Town of Fishkill (Dutchess County), puts metropolitan cultural and business advantages within reach, while providing a tranquil, away-from-it-all hometown feeling for its residents. Fishkill has a population of approximately 23,000 and a median household income of approximately \$75,000.

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