



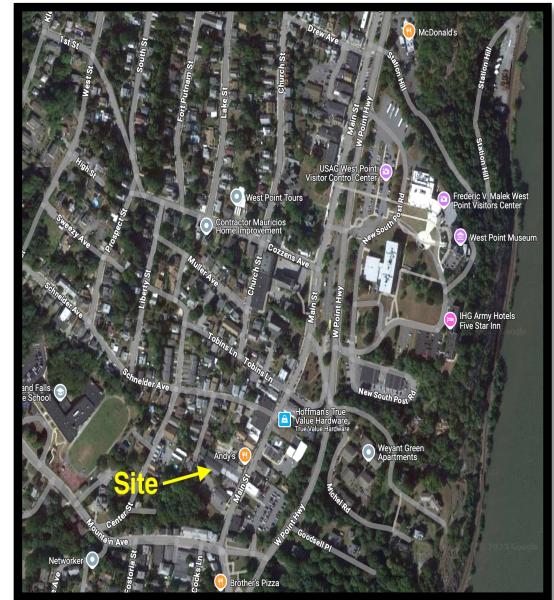
**Rand
Commercial**

FOR SALE

VEHICLE REPAIR SHOP WITH LEASEHOLD 269 MAIN STREET, HIGHLAND FALLS, NY ASKING \$75,000.00

ONLY OPERATING REPAIR SHOP IN THE VILLAGE OF HIGHLAND FALLS OPERATING FOR 50 YEARS. INCLUDES BUSINESS, EQUIPMENT, CUSTOMER LIST & PHONE NUMBER. MINUTE FROM THAYER GATE ENTRANCE TO. LARGE WEST POINT CUSTOMER BASE. LEASEHOLD TO BE NEGOTIATED.

**NYS INSPECTION MACHINE
C2500 WASTE OIL FURNACE
CHALLENGER 10,000LB TWIN POST LIFT
CHALLENGER 8,000LB TWIN POST LIFT
HUNTER DSP 600 ALIGNMENT MACHINE
MAC ACR 225 MR 134 MACHINE
SNAP-ON ZEUS SCANNER & 4 CHAN SCOPE
SNAP-ON APOLLO D8 SCANNER
LAUNCH X431 THROTTLE SCANNER
SNAP-ON SMART BATTERY CHARGER
SNAP-ON TILT BACK TIRE MACHINE
SNAP-ON SPIN BALANCER**



ROBERT A VITANZA

NYS Licensed RE Associate Broker

Office: 845-562-4835

Cell: 845-926-6161

Fax: 845-562-1006

Email: bob.vitanza@randcommercial.com



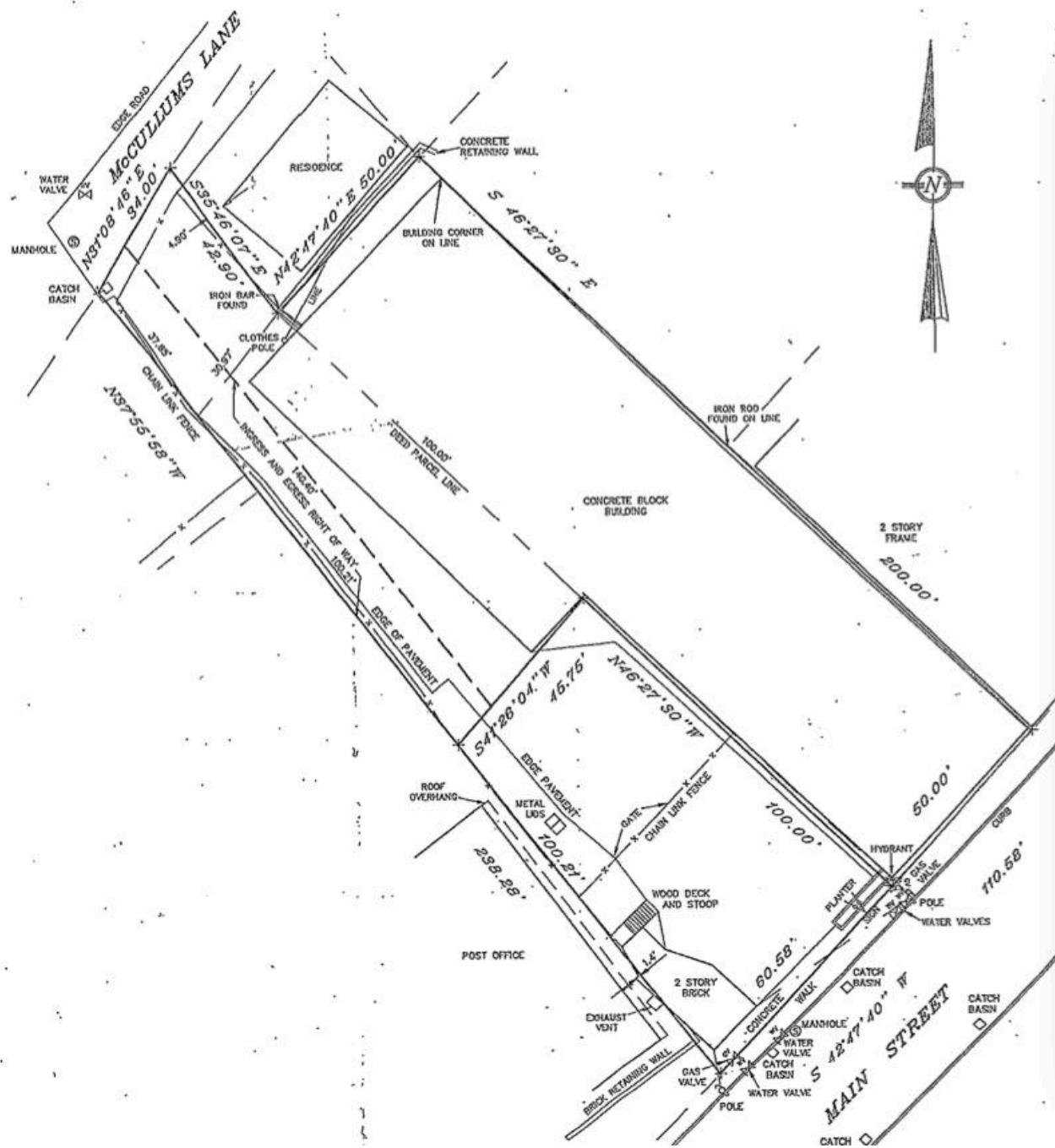
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, sale and withdrawal.

www.randcommercial.com

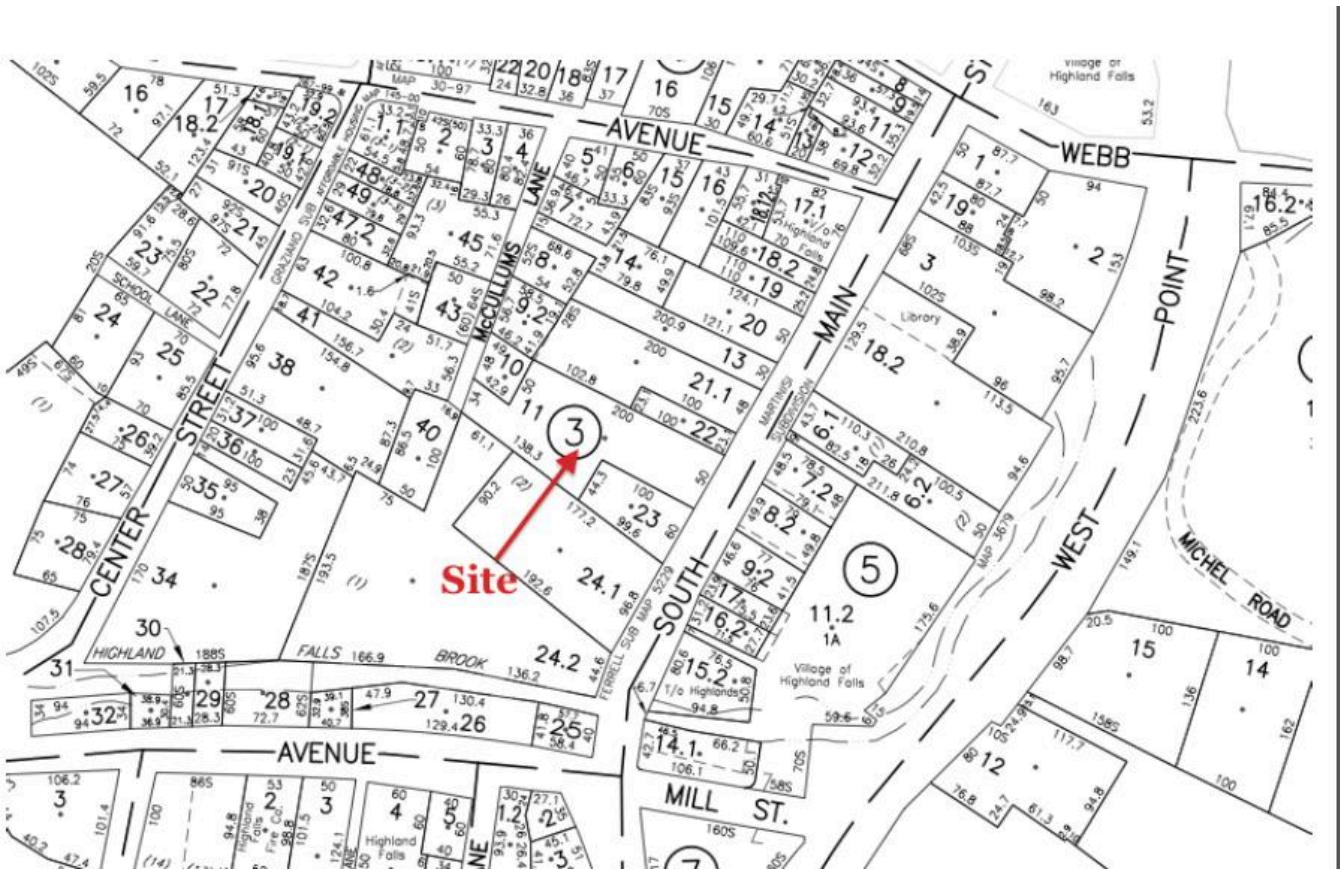
EQUIPMENT LIST

NYS inspection machine
CB2500 waste oil furnace
Challenger 10,000LB twin post lift
Challenger 8,000LB twin post lift
Hunter DSP 600 alignment machine with
drive-on rack
MAC ACR 225 MR 134 machine
Snap-on Zeus scanner with built-in 4
channel lab scope
Snap-on Apollo D8 scanner
Launch X431 throttle scanner
Snap-on Smart battery charger
Hunter Disc-drum brake lathe
Snap-on tilt back tire machine
Snap-on spin balancer

Site plan



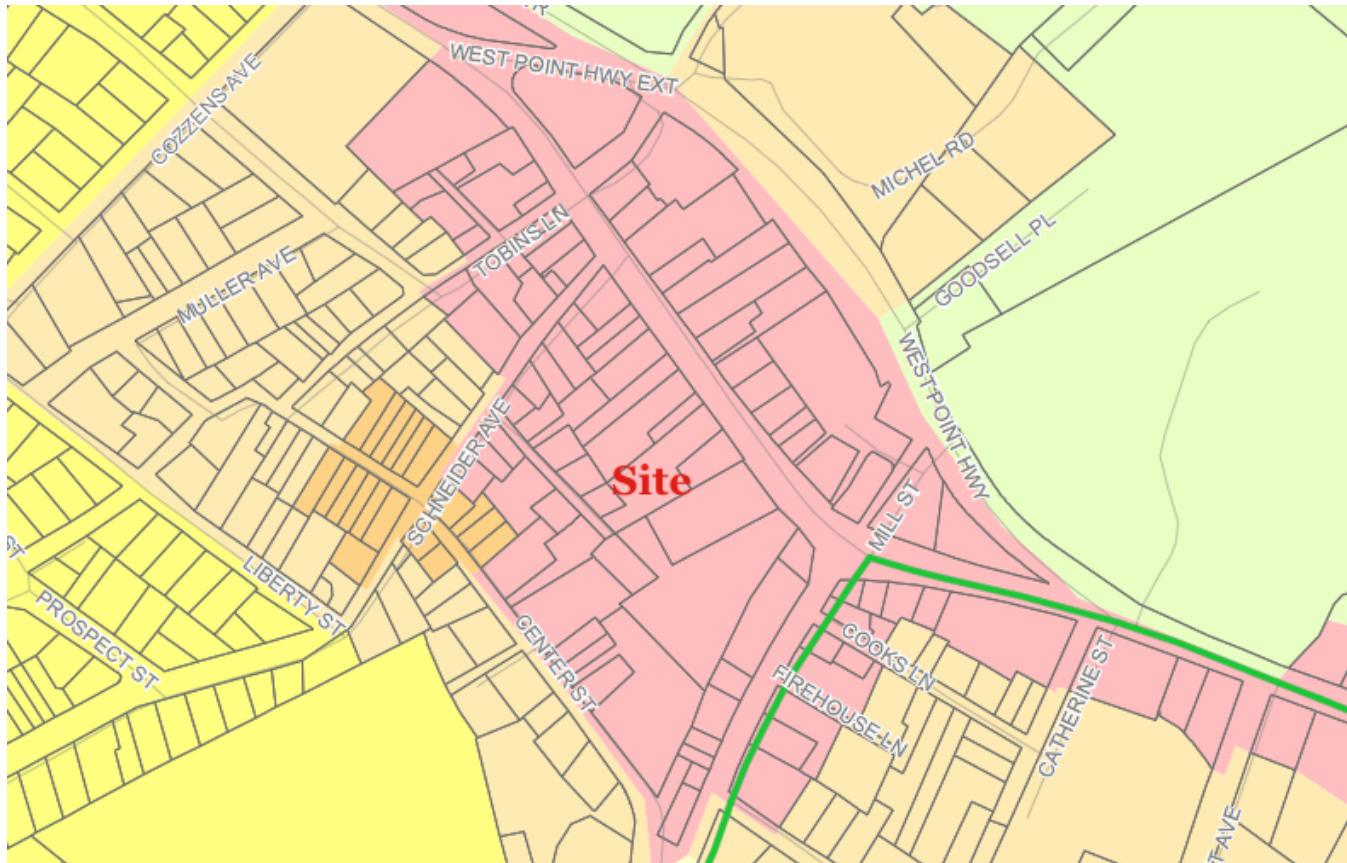
Tax Map



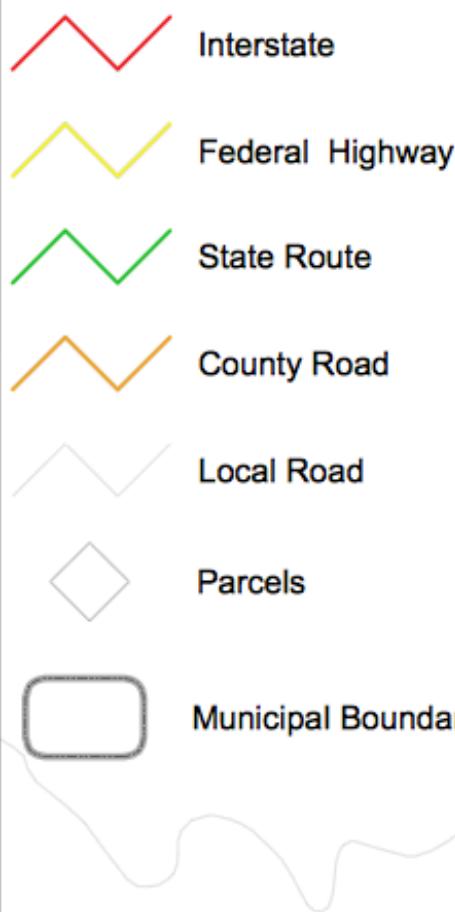
Area Map



Zoning Map



L e g e n d



Z o n i n g D i s t r i c t s

	R-1	Mountain Residence
	R-2	Single-Family Residence
	R-3	Single-Family Residence
	R-4	Single- and Two-Family Residences
	R-5	Apartment and Condominium Residence
	R-5A	Apartment and Condominium /Affordable Housing
	B-1	Village Business
	B-2	Highway Commercial

ZONING

210 Attachment 3

Town of Highlands
Schedule III
Table of Use Regulations¹
Business District
[Amended 1-14-1986; 9-30-2013 by L.L. No. 2-2013]

P = Permitted Use
 SE = Special Exception
 X = Prohibited Use
 * = Site Plan Approval Required

Use Classifications	B District
Residential uses	
Residential uses on first floor, below nonresidential uses	X
Single-family detached dwelling	X
Dwelling units over first floor nonresidential uses	SE
Residential community facilities	
Church or similar place of worship, parish house, seminary, convent, dormitory	SE
Nursery school	SE
Park, playground or recreational area operated by the town	P
Public library, museum, community center	SE
School, elementary or high, public denominational or private, having a curriculum the same as ordinarily given in public schools	SE
General community facilities	
Membership club, nonprofit	SE
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	SE
Public utility structure or right-of-way including sewage treatment plant or water supply facilities necessary to serve the Highlands-Highland Falls Community	SE
Public passenger transportation station or terminal	SE
Business uses	
Animal hospital, animal boarding	SE
Automobile laundry	SE
Bank	SE
Bed-and-breakfast	SE*
Bowling alley	SE
Eating establishment: drive-in, open front or curb service	SE*
Filling station	SE
Funeral home	SE*
Greenhouse, horticulture	SE*
Hotel	SE
Motel	SE
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or hire	P
Office: business, professional or utility	P
Parking garage, storage garage	P
Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop	P
Radio or TV broadcasting studio	P
Repair garage	P
Repair shop for household and/or personal appliances	P
Restaurant	SE
Retail store or shop	P
Shop for custom work and for making articles to be sold at retail on the premises	P
Tavern	SE
Theater or motion-picture theater, other than an outdoor drive-in theater	SE
Veterinarian	SE
Vocational school	SE
Wholesale business	SE
Industrial uses	
Limited non-nuisance industry, using machines not exceeding 5 horsepower	SE
Printing or publishing plant	SE
Research institute or laboratory using machines not exceeding 5 horsepower	SE

¹ Note: All unlisted uses are prohibited in this district.

ZONING

210 Attachment 4

**Town of Highlands
Schedule IV
Table of Dimensional Regulations
Business District**

Specifications	B District
Lot area ¹ (minimum, in square feet)	15,000
Lot area (minimum per dwelling unit, in square feet)	2,500
Lot coverage (percent of total lot area occupied by main and accessory buildings)	50
Lot width (minimum, in feet)	50
Height (maximum, in feet)	35
Yards (minimum, in feet)	
Front	30
Side, any one	20
Sides - total for both on interior lot	40
Side - abutting side street on corner lot	20
Rear	30
Accessory buildings	
Coverage of required rear yard (maximum percent)	None
Height in required rear yard (maximum in feet)	None
Setback from any lot line (minimum in feet)	See Yards
Encroachment of off-street parking and required screening on required yards permitted (maximum percent)	
Front	100
Side	100
Rear	100

NOTE:

¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the municipality.