

FOR SALE BY OWNER

NON-ACTIVE RESTAURANT / COTTAGE / SHOP

POTENTIAL DEVELOPMENT SITE – 2.6 ACRES



ROCKLAND COUNTY, NY

243-249 ORANGE TURNPIKE, SLOATSBURG, NY 10974

For Sale By Owner

243-249 ORANGE TPKE, SLOATSBURG, NY 10974



Asking Price: \$1,950,000



PROPERTY OVERVIEW

County	Rockland
Section, Block & Lot	29.52-1 / 2 & 3
Building Class	One-Story, Commercial Building
Lot Dimensions	350' x 450'
Built Area	4,310± SF
Year Built	1920
Municipality	Ramapo
Zoning	MU-1
Permitted Uses	See MU-1 ZONING
Taxes (20/21)	\$41,000

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PROPERTY IMAGES



*Available spaces for restaurant parking - 45

* 2-bay detached garage with 12' doors for private or commercial use with 2 additional outdoor parking spaces - \$2500/month

*Stand-alone 1-BR building on separate lot - \$1,250/month

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LOCATION MAP



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New Development from Lennar: Tuxedo Reserve



5 MINUTES

Sterling Forest State Park
Harriman State Park Trailhead at Tuxedo Train Station

7 MINUTES

Downtown Suffern

10 MINUTES

Mount Peter ski area
Mahwah Shopping District

15 MINUTES

Woodbury Commons
Palisades Center Mall

20 MINUTES

Bear Mountain

JUST UP THE ROAD

Appalachian Trailhead
Tuxedo Golf Club
Seven Lakes Drive
Torne Valley Vineyards



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MU-1 ZONING

Section 2. Amend standards for multifamily dwellings in MU-1. Section §54-17 of the Zoning Code, MU-1.

A. Intent. The MU-1 zoning district is intended to allow local neighborhood retail and personal service commercial uses in the northern portion of the Village distant from the Village center zoning district in areas of existing residential use whose operational characteristics would not impact any existing residential uses. Nonresidential uses shall be prohibited from any lot whose access is from Whritenour Terrace, Park Avenue, Ledge Road or Bush Avenue. Access to nonresidential uses shall be from Route 17 only.

Residential/Neighborhood Commercial," is hereby amended as follows: §54-17. MU-1 Residential/Neighborhood Commercial.

A. Intent. The MU-1 zoning district is intended to allow residential, local neighborhood retail and personal service commercial uses in the northern portion of the Village distant from the Village center zoning district in areas of existing residential use whose operational characteristics would not impact any existing residential uses. Nonresidential uses shall be prohibited from any lot whose access is from Whritenour Terrace, Park Avenue, Ledge Road, or Bush Avenue. Access to nonresidential uses shall be from Route 17 only.

B. Permitted Uses

1. Multifamily dwelling or one-family attached dwellings in new or existing structures consisting of up to no more than ten dwellings in any one building, and each dwelling containing a minimum habitable area of 750 square feet of floor area.
2. One-family detached dwelling.
3. Two-family dwelling (up and down configuration only).
4. Standard restaurant (no drive through permitted), provided the property on which said use is located maintains existing frontage on Route 17.
5. Deli, provided the property on which said use is located maintains existing frontage on Route 17.
6. Drinking establishment, provided the property on which said use is located maintains existing frontage on Route 17.
7. Garden nursery, provided the property on which said use is located maintains existing frontage on Route 17.
8. Antique, book retail shop, provided the property on which said use is located maintains existing frontage on Route 17.
9. Farmers market and stand, provided the property on which said use is located maintains existing frontage on Route 17.
10. Municipal parks.

C. Special Uses Requiring a Permit from the Planning Board (see Article VII).

1. Child Day care center.
2. Pre-existing automotive sales and repair.
3. Minor wholesale business, provided inventory and business commercial vehicles are stored in a completely enclosed building.
4. Outdoor dining area accessory to a restaurant, deli, or similar establishment selling meals.

E. Bulk Requirements.

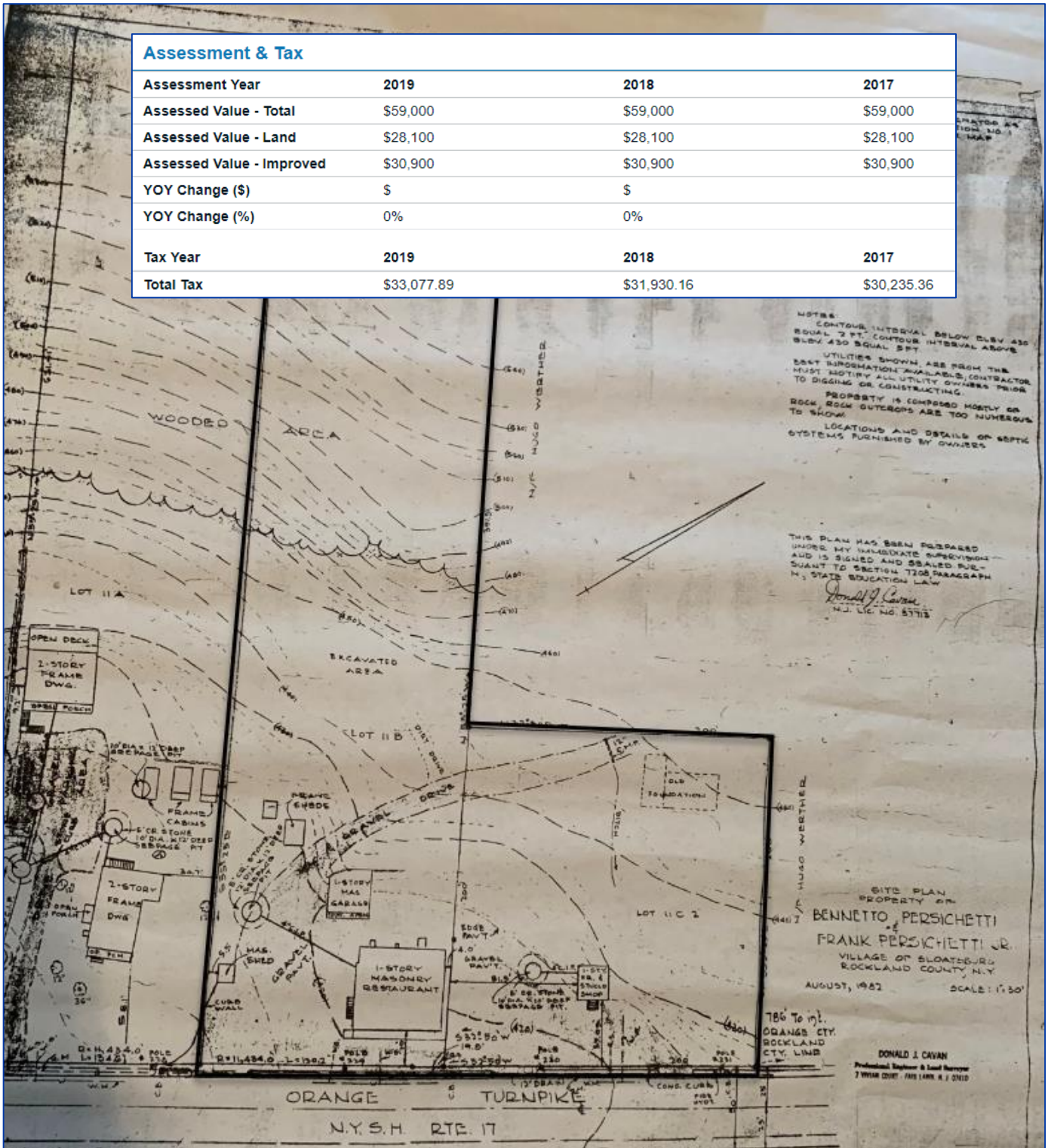
1. For multifamily dwellings in MU-1 only:
 - a. The residential density shall be one dwelling unit per 4,000 square feet of minimum lot Local Law X of 2024, Amending Zoning and Comprehensive Plan. Multifamily Dwelling Standards in MU-1 District, February 6, 2024.

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LAND SURVEY & PROPERTY TAXES



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INTERIOR IMAGES



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BAR/RESTAURANT IMAGES



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PROPERTY IMAGES



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ADDITIONAL PROPERTY IMAGES



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