

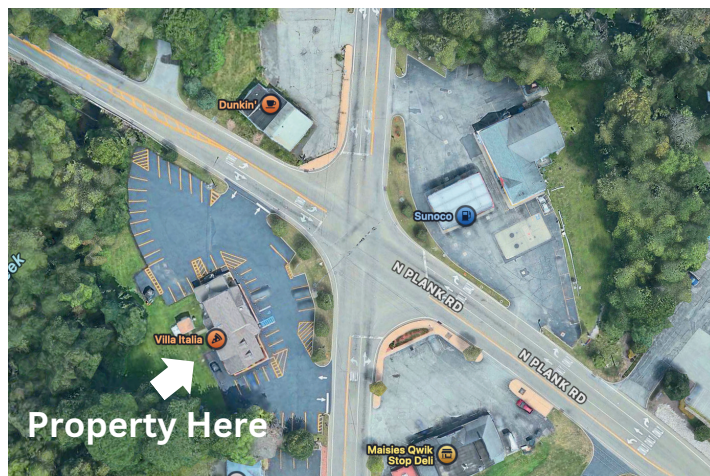
# For Sale: Commercial Property on Prime Corner Lot High-Traffic Location Currently Home to Successful Restaurant



**1663 NY-300 Newburgh, NY 12550**

**Intersection NYS Route 300 & NYS Route 32**

<b>Asking Price</b>	\$2,500,000
<b>Owner Financing Available</b>	
<b>Lot Size</b>	1 Acres
<b>Total Square Footage</b> (Restaurant + Two Residential Units)	4160 SF
<b>Zoning</b>	Zone B



This high-traffic location (upwards of 25,000 cars per day) at the corner of Route 32 and Route 300 is currently home to a successful 60- seat Italian restaurant that has been thriving under the same owner for more than 30 years. The site offers excellent visibility with easy access to both roads, with a Sunoco station and Dunkin Donuts outlet as neighbors. Currently configured, the site has parking for 40+ cars. The building includes two residential apartments in addition to the restaurant. Asking \$2,500,000.

## Close Proximity to Services & Attractions

- Resorts World Casino - 2.5 miles
- Metro North Beacon - 6.9 miles
- Thruway & Route 84 - 3.7 miles
- Stewart Airport - 6.9 miles



Property Listed by:  
**Lyra Blumenthal**  
Associate Broker  
845-728-9940  
367 Temple Hill Road  
New Windsor NY 12553





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