



BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties
COMMERCIAL DIVISION

Walt Finnerman
Director, Commercial-Investment Properties

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FOR SALE OR NET LEASE

PRIME 2.1 ACRE REDEVELOPMENT SITE

COMMERCIAL ZONED

WATER / SEWER / GAS HIGHLAND, NY

“ IDEAL FOR RETAIL / BANK / FOOD / HOTEL”

“ TRAFFIC SIGNAL ACCESS/ EXCELLENT VISIBILITY ”

Property: Former Atlas Motel

Location: 125 Tillson Ave, at the signal intersection of Rt. 9W. Located just before the Mid Hudson Bridge (Poughkeepsie- Highland) Access, southbound. Also next to the Hudson Valley Credit Union bank branch in Highland.

Land Area: 2.1 Acres

Frontage: Tillson Ave- Rt. 9W : 250 ft. (Rt. 9W is adjoins and is parallel with Tillson Ave.)

Utilities: Town water & sewer.

Zoned: Commercial: GB

Traffic Count: Rt. 9W: 23,780 cars per day

Net Rental: \$125,000

Offering Price; \$1,550,000 (Being offered in the “As Is” condition. Site is to be re-developed so older style motel structures are removed)

**More Info/
Inspection:** Contact Walt at Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com

Atlas Motel 125 TILLSON AVE

Write a description for your map.

Legend



Atlas Motel 125 TILLSON AVE

Write a description for your map.

Legend

Dollar General

Hudson Valley Credit Union

Atlas Motor Lodge

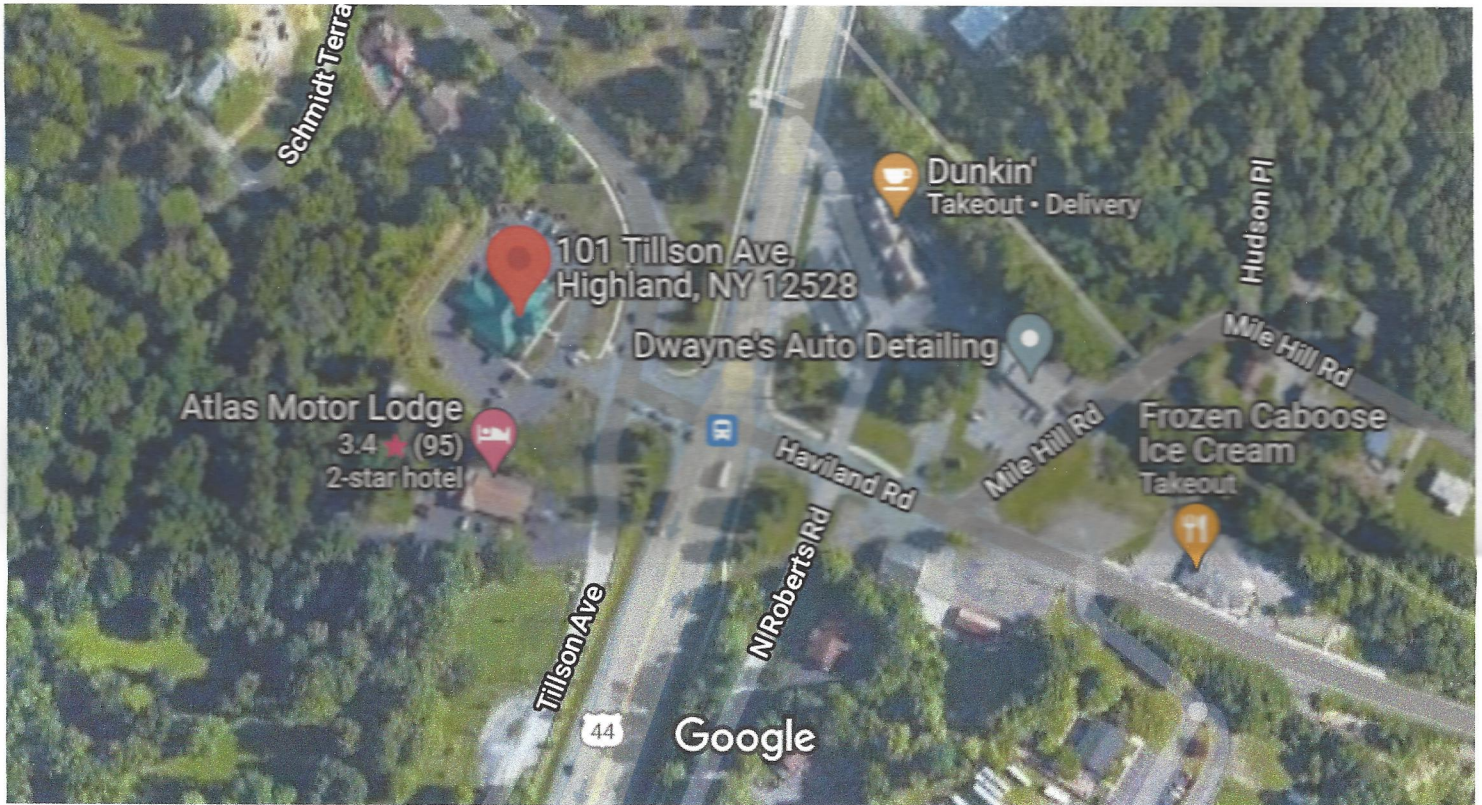
Site

TILLSON AVE



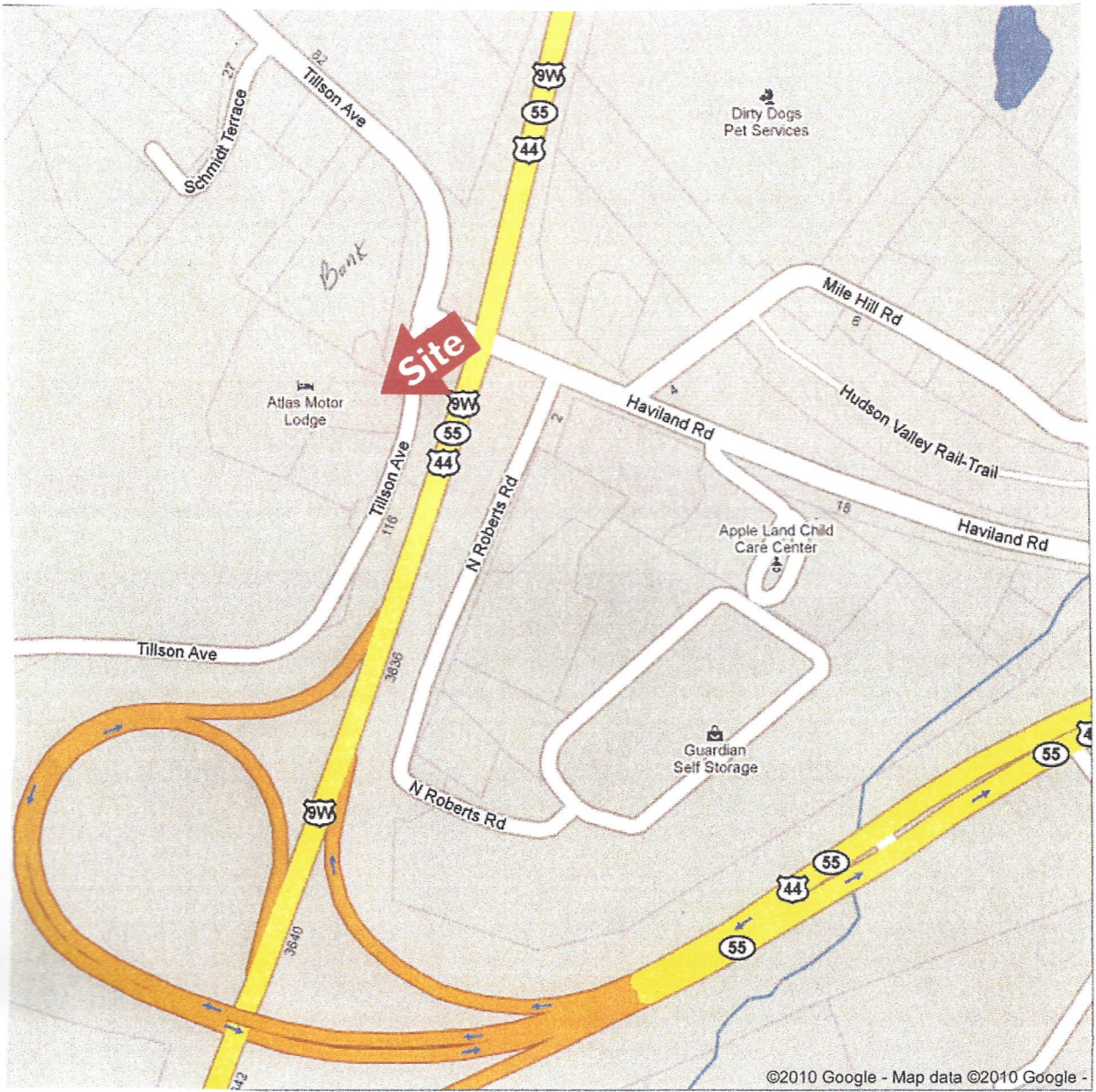
100 ft

101 Tillson Ave



Imagery ©2021 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2021 200 ft







2

POLE# 31911
D.W.V.

POLE# 46189

300

BLACKTOP DRIVE

BASKETBALL COURT

TRAMPOLINE

SAT. DISH

POLE# NYT 1

W.V.

POLE# 31912

340

T.M. LOT 21

GRAVEL

T.M. LOT 9.3

POLE# 34820

PROPANE TANK

BANK SITE

PAVED

HIGHWAY TAKING LINES PER REFERENCE MAP #3

POLE# 26403

PROPERTY LINE AS PER CONVEYANCE MAP (REFERENCE MAP #2)

POLE# 26305

PAVED

FRAME GARAGE

T.M. LOT 23

POOL

GRAVEL

Site

POLE NYT 2

T.M. LOT 22

TRAFFIC CONTROL

Sijal

ROUTE 9W

BUILDING

PAVED

PAVED

ATLAS HOTEL SITE

LOT 24

PAVED

GRAVEL

EXTENSION

POLE# 26307

POLE# 167346

POLE# 167345

GRAVEL

AVENUE

ZONE R 1/4
ZONE LI