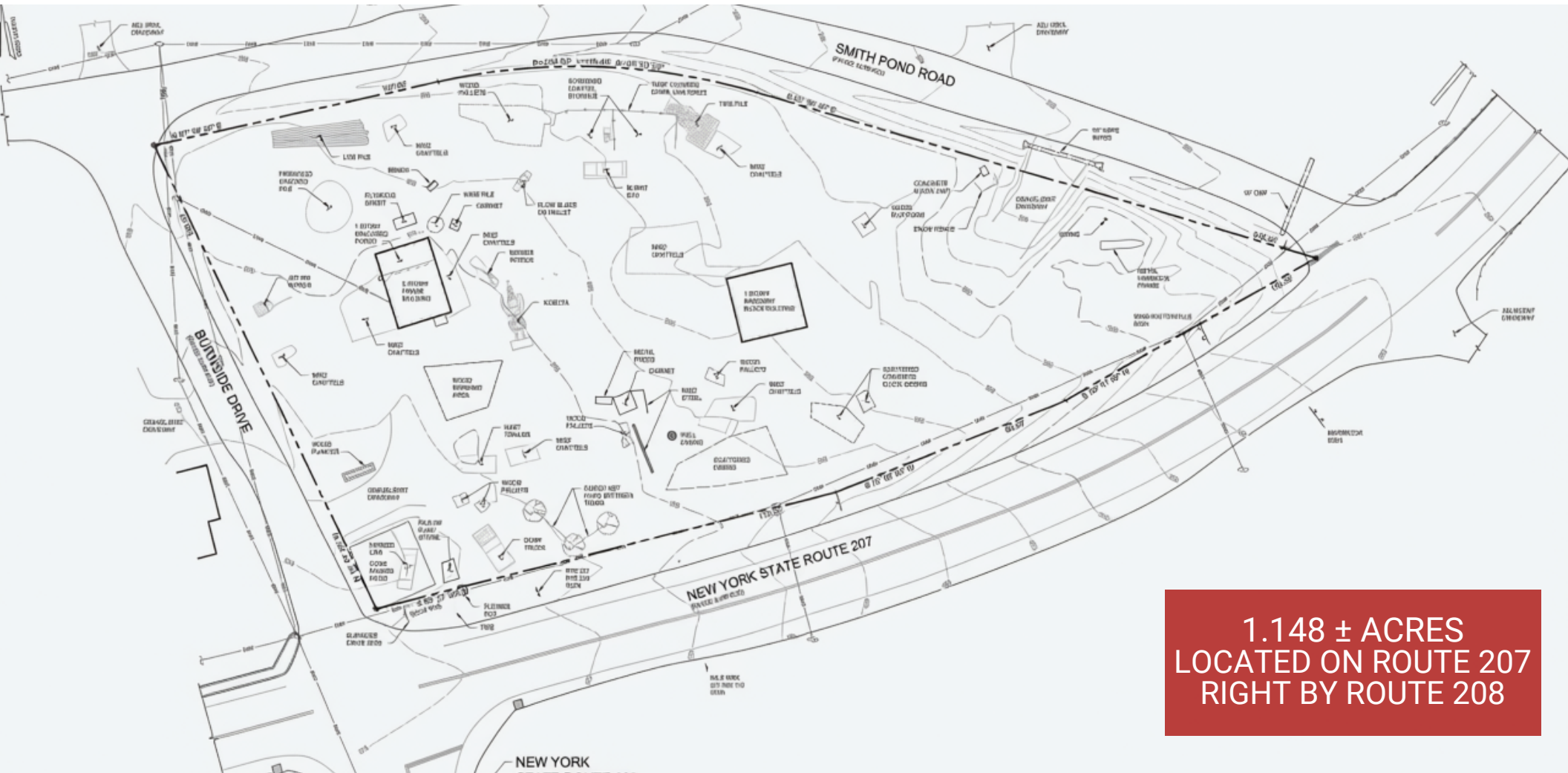


FOR SALE

2 Burnside Drive

Campbell Hall, NY 10916



KW COMMERCIAL | HUDSON VALLEY
9 Bert Crawford Road
Middletown, NY 10940



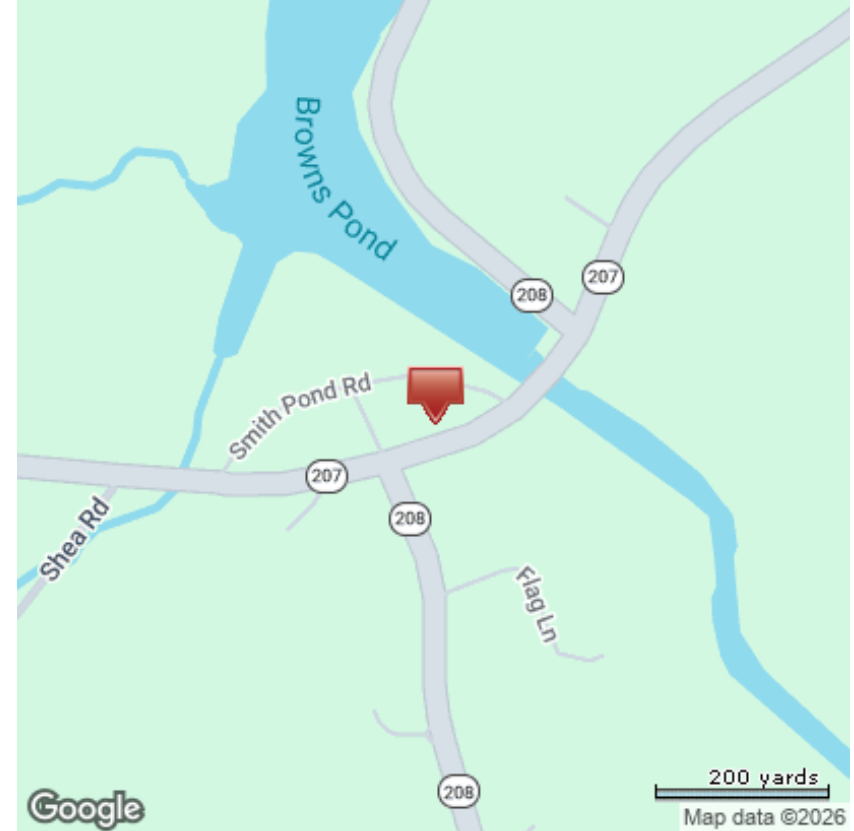
JOHN COLADONATO
(845) 610-6065
jccommercial@kw.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY

2 Burnside Drive



JOHN COLADONATO

(845) 610-6065

jccommercial@kw.com

KW COMMERCIAL | HUDSON VALLEY

9BertCrawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

Property Overview

KW Commercial is pleased to present this outstanding 1.148± acre commercial development opportunity strategically located at the highly visible intersection of NYS Route 207 and Route 208. Zoned NB (Neighborhood Business), this property offers exceptional flexibility for a wide range of commercial uses, making it an ideal location for investors, developers, and owner-users.

Permitted uses include retail shops, professional offices, and service-oriented businesses such as salons and small medical practices. Additional permitted and special-use opportunities include specialty shops, small grocery stores, pharmacies, cafés and restaurants, banks, daycare centers, drive-through facilities, gas stations, limited automotive services, and mixed-use developments, providing significant potential for a variety of business concepts.

Benefiting from an estimated 13,000 to 15,000 vehicles per day, the property enjoys outstanding visibility and accessibility along NYS Route 207, a major east-west corridor connecting the Villages of Goshen, Washingtonville, Maybrook, and Monroe. With direct access to a well-established regional transportation network, this prime commercial site offers excellent exposure, strong traffic counts, and an ideal setting for future business growth and development.



KW COMMERCIAL | HUDSON VALLEY
9BertCrawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated



JOHN COLADONATO
(845) 610-6065
jccommercial@kw.com