

Pawling | New York 315 Route 22

8,450 SF

Used Car Dealership & Auto Repair Shop for Sale or Lease.



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION

FOR SALE: \$1,250,000
FOR LEASE: \$10k Monthly

5-0020

PROPERTY HIGHLIGHTS

- **Location:** High-visibility frontage on Route 22 (18,000 vehicles per day)
- **Lot Size:** 0.58 acres with display capacity for 30+ vehicles
- **Auto Repair Shop:** 900 SF with 2 service bays
- **Office Space:** 160 SF with private restroom
- **Zoning:** Automotive use – supports dealerships, repair shops, or combined operations

Flexible Options

- **Entire Property Lease:** \$10,000/month
- **Shop Only Lease:** \$6,000/month
- **Sale Price:** \$1,250,000
- **Turnkey:** Ready for immediate use – sales, service, or hybrid operations



This property is **purpose-built and zoned** for automotive businesses. With 18,000 cars passing daily, visibility is exceptionally strong, making it ideal for:

- Used car dealerships (ample display area for inventory)
- Auto repair or specialty shops (two bays ready for operations)
- Hybrid sales/service models – an increasingly popular setup in suburban corridors

The zoning here eliminates red tape—buyers can take over and operate quickly.

Businesses That Thrive on a Major Route

While automotive is the most obvious use, properties directly off a state highway like Route 22 also suit other traffic-driven operations, including:

- Quick-service restaurants (fast food, diners, coffee shops)
- Convenience stores or specialty retail with strong frontage



- Equipment rental businesses (landscaping, construction, seasonal tools)
- Specialty service businesses (tire shops, detailing, car washes)

Being directly on a state highway ensures not just visibility but destination traffic—customers passing by daily who can easily pull in.



Community Appeal

Known for its charming downtown, schools, and proximity to nature (Harlem Valley, Appalachian Trail), Pawling attracts both year-round residents and visitors





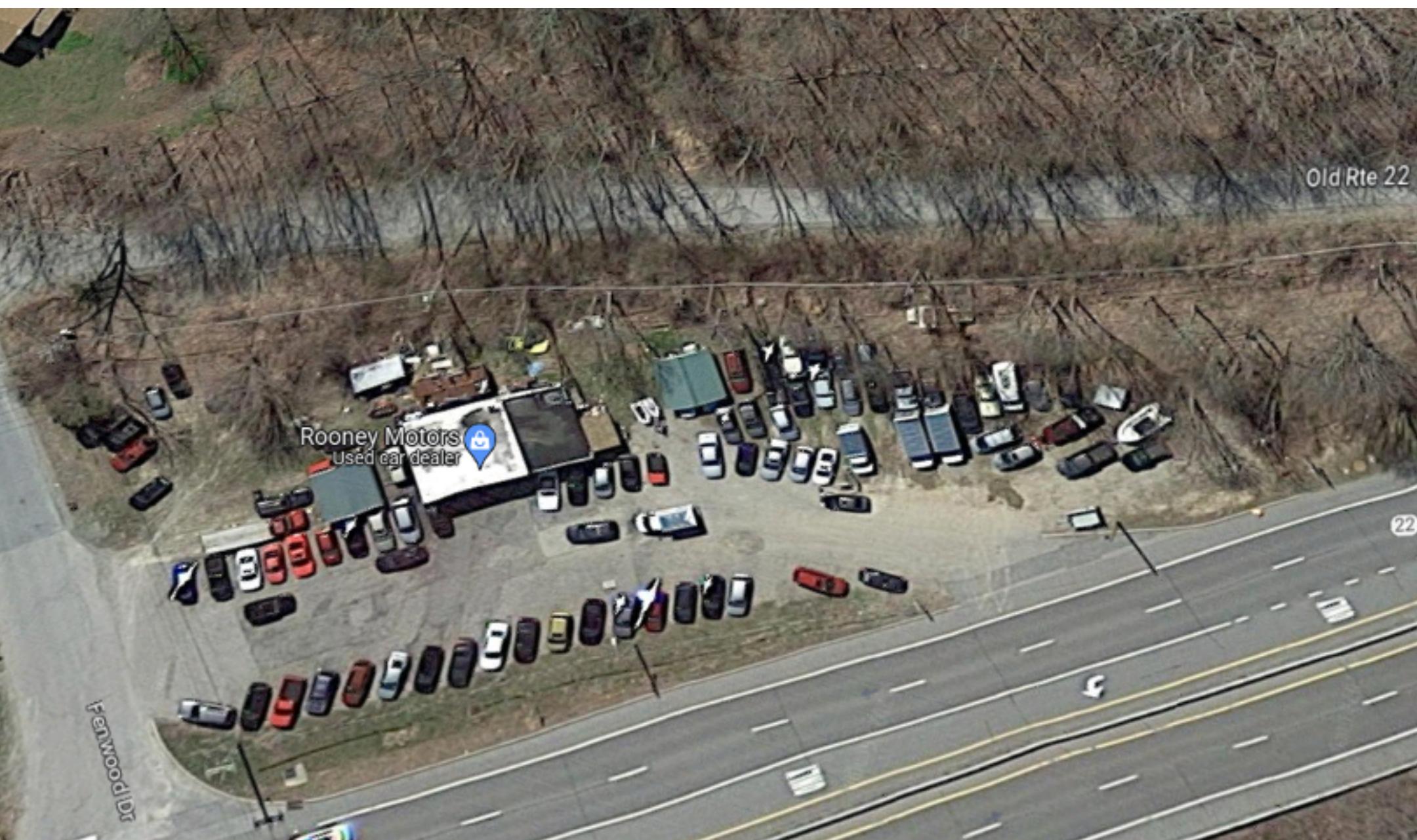
Why Invest in This Property

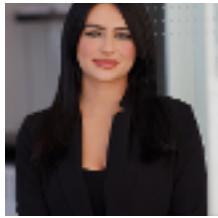
1. Immediate income potential- ready to lease or operate
2. Rare zoning allowance- automotive-friendly parcels are limited and in demand
3. High-traffic corridor- consistent exposure to 18,000+ cars daily
4. Growth market- Pawling and surrounding Hudson Valley towns are experiencing steady population and retail growth

This is a turnkey, high-visibility opportunity for an operator or investor who wants to capture strong traffic counts and benefit from Pawling's strategic location along Route 22.

LOCATION

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