

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

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.



CHRISTIE'S

INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

Community Appeal

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

**USED
CARS**

BUY SELL TRADE CONSIGN

(8
855-

REGISTERED
NO. 7053482
STATE OF NEW YORK
MOTOR VEHICLE
REPAIR SHOP

REGISTERED
NO. 7053482
STATE OF NEW YORK
MOTOR VEHICLE
RETAIL DEALER

OFFICIAL
7053482
STATE OF NEW YORK
MOTOR VEHICLE
INSPECTION STATION

Why Invest in This Property

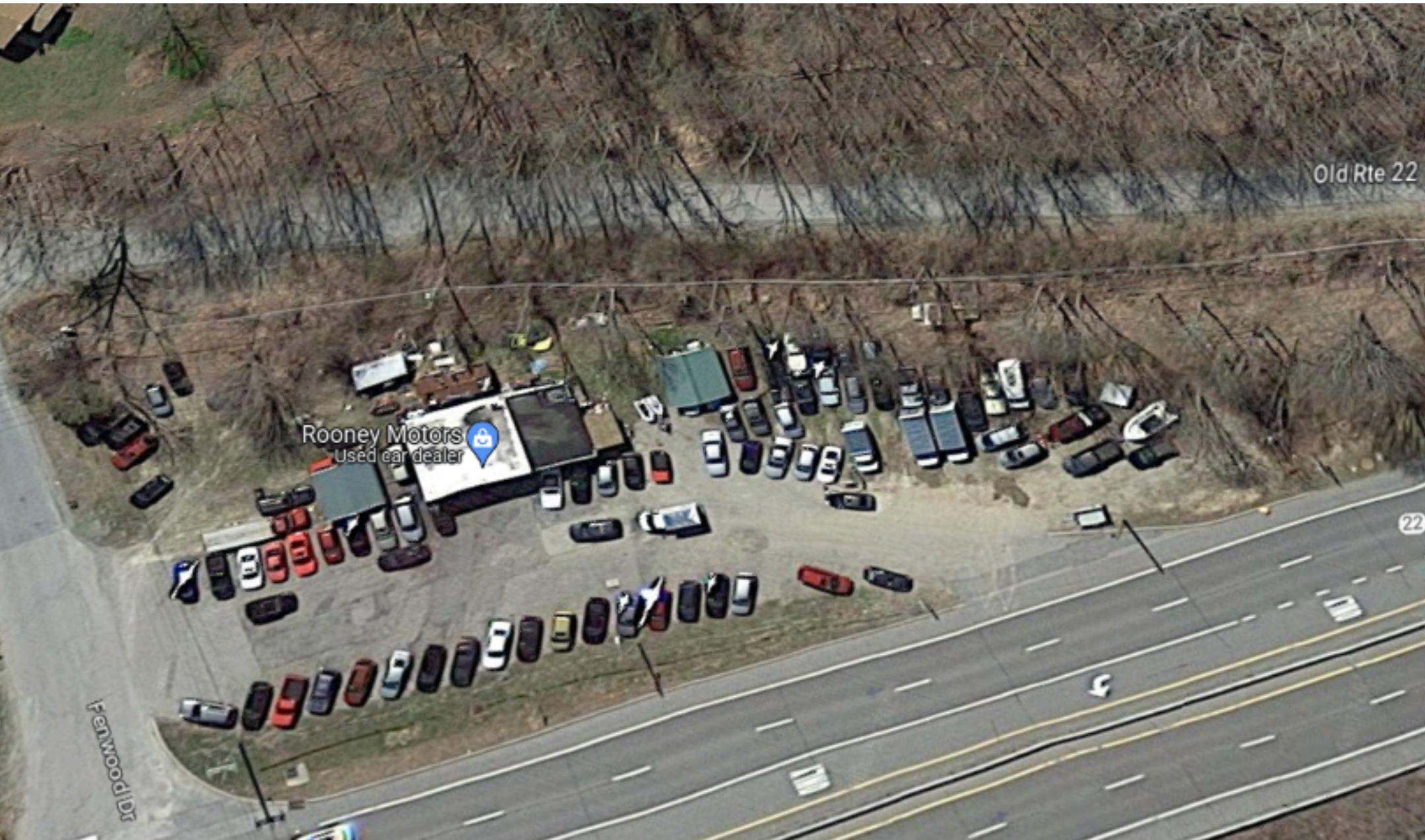
1. Immediate income potential- ready to lease or operate
2. Rare zoning allowance- automotive-friendly parcels are limited and in demand
3. High-traffic corridor- consistent exposure to 18,000+ cars daily
4. Growth market- Pawling and surrounding Hudson Valley towns are experiencing steady population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

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION





Stephania Ortiz

Licensed Real Estate Salesperson

M: 914.877.0203 O: 914.262.2598

sortiz@ciregroupcommercial.com

www.CRECIRES.com



Bryan Lanza

Director of Commercial, Licensed Associate Real Estate
Broker

M: 914.262.2598 O: 914.262.2598

blanza@ciregroupcommercial.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION

Christie's International Real Estate Group
Commercial Division

1133 Westchester Ave N-228, White Plains, NY 10605

For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

