

**AVISON  
YOUNG**



**Commercial/Residential Sale**

1508 – 1510 Route 9W  
Marlboro, NY 12542



Avison Young in partnership with Quinn Realty Group is pleased to offer for sale two buildings situated on two manicured acres of land located at **1508-1510 Route 9W** in Marlboro, NY in the picturesque Hudson Valley region.

The buildings feature 15,100 total gross square feet, which along with the property grounds have been meticulously maintained and recently upgraded. Over the past five years ownership has invested over \$200,000 in capital improvements to building mechanicals, septic system, parking lot resurfacing, and external and internal renovations.



**2**  
Buildings



**2.0 ac**  
Lot Size



**\$208,262**  
NOI\*

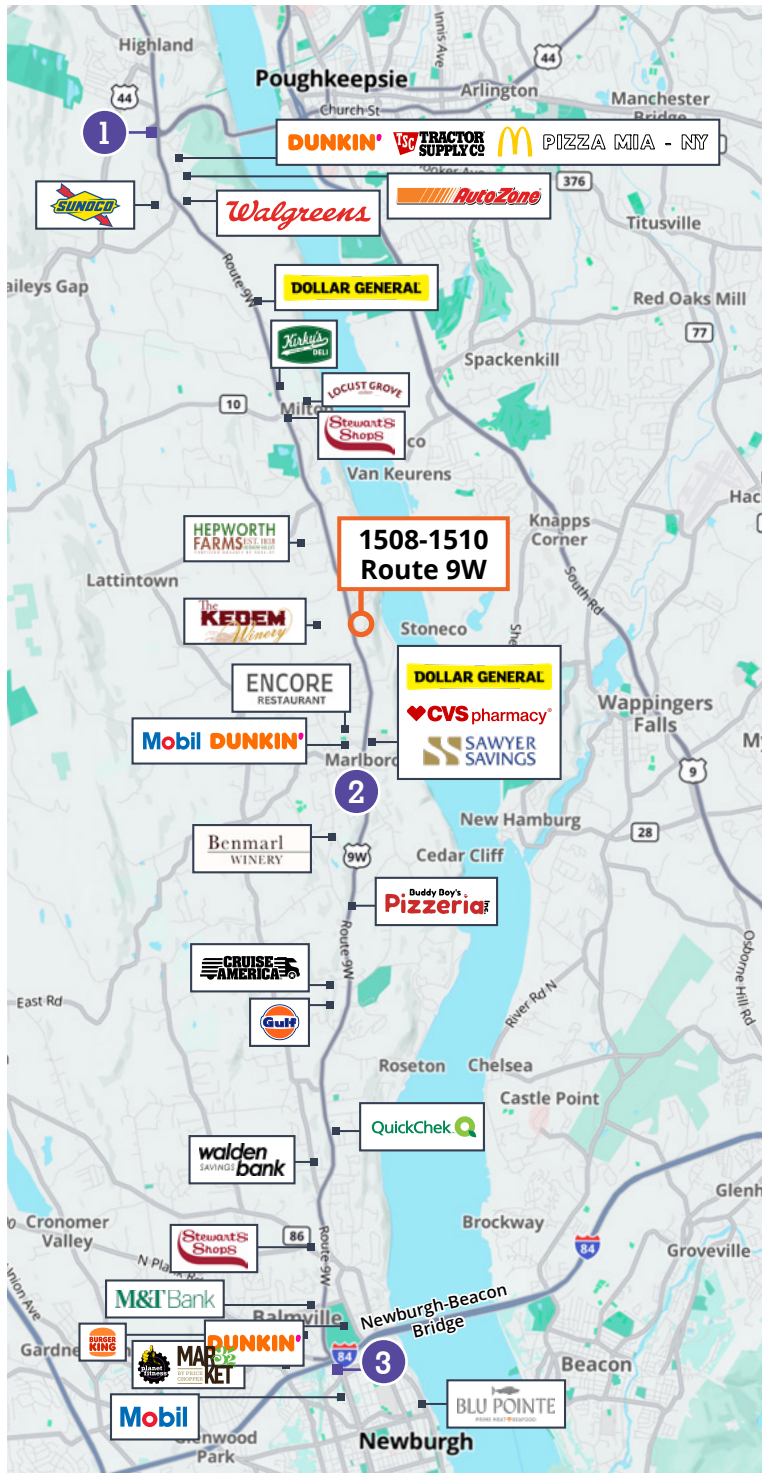
**For information and tour scheduling,  
please contact:**

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## Marlboro, New York

A charming town nestled in the picturesque Hudson Valley region. Its beautiful landscape, with rolling hills and the majestic Hudson River nearby, makes it a popular destination for NYC weekenders and outdoor enthusiasts. The destination is especially desirable due to its location being split by the busy US Rt-9W (approx. 20,000 average cars a day) creating traveling ease.

The town is known for its downtown area, lined with historic buildings and locally-owned shops and restaurants. Visitors can explore the area, which serves as a hub for community events and activities, or take a stroll along the waterfront at the Marlboro Landing. Extending from the town, locals and visitors alike enjoy visiting the popular orchards and a number of wineries especially in the fall months.

In addition to its natural beauty and agricultural heritage, Marlboro also has a strong sense of community. Residents take pride in their town and come together for events featuring live music, local vendors, and fireworks.

Overall, Marlboro offers a perfect blend of charm, scenic beauty, and community spirit, making it a wonderful place to visit or call home in the Hudson Valley.

### Annual Average Daily Traffic Counts

1	39,681	2	16,553	3	66,405
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