



CALLING ALL INVESTORS!

TWO PRIME RETAIL PAD SITES AVAILABLE FOR LONG TERM GROUND LEASE!

Approved Car Wash & Fast
Food Buildings / **"Prime Retail
Development Opportunity for an
Investor or Owner User!"**

1456 ROUTE 9D FISHKILL, NY

Exclusively Marketed by

Michael P. Rao

914-837-1501

mrao@nycrgroup.com

Frank M. Rao

914-602-4140

frao@nycrgroup.com

New York Commercial
Realty Group, LLC
nycrgroup.com



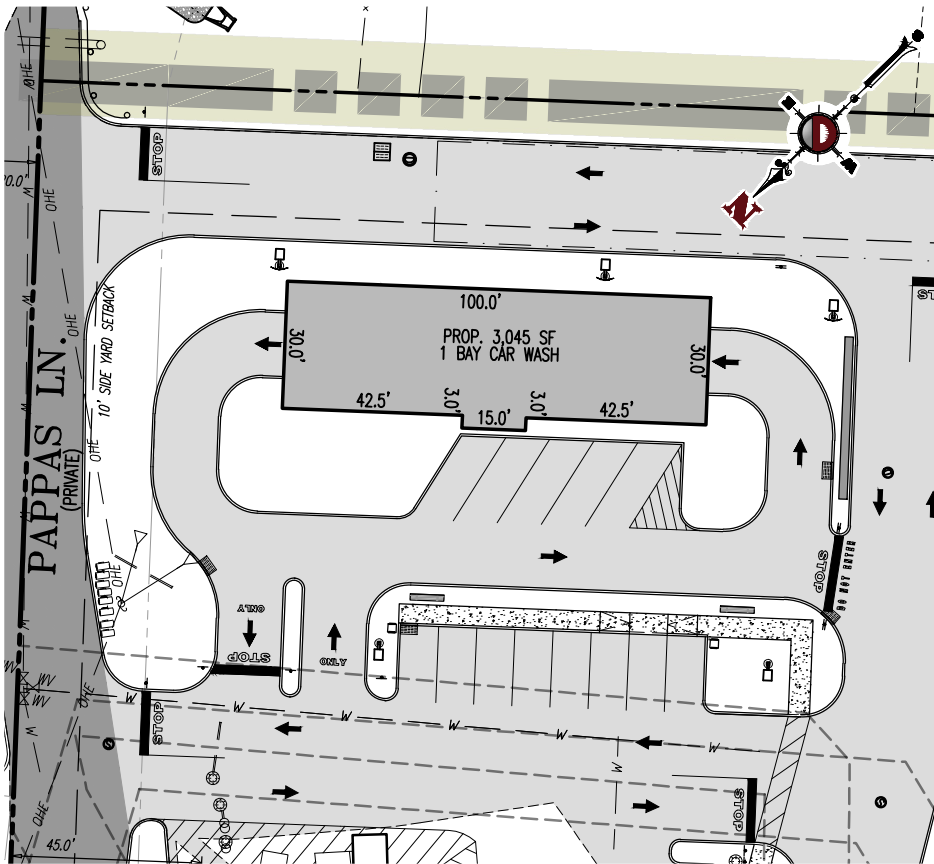
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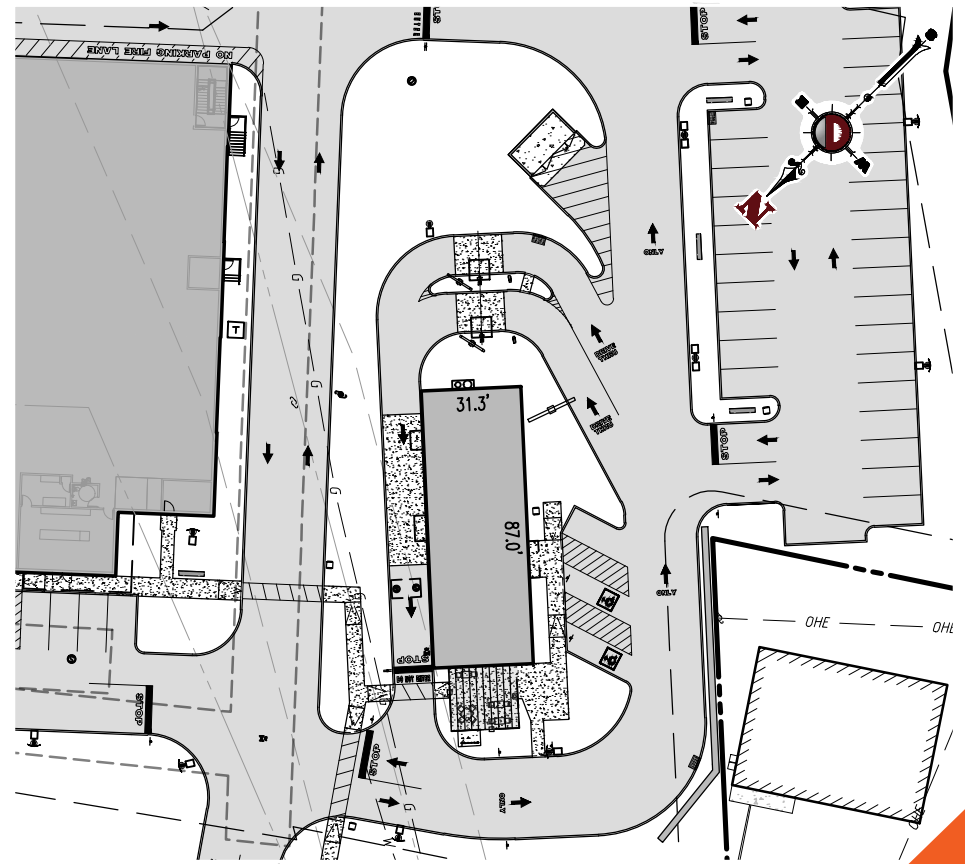
Carwash

Building Sizes: 3,045 SF Building (Approved)
Land Area: +/- 17,000 SF (Pad Site)
Asking Ground Lease Price: \$175,000 annually NNN

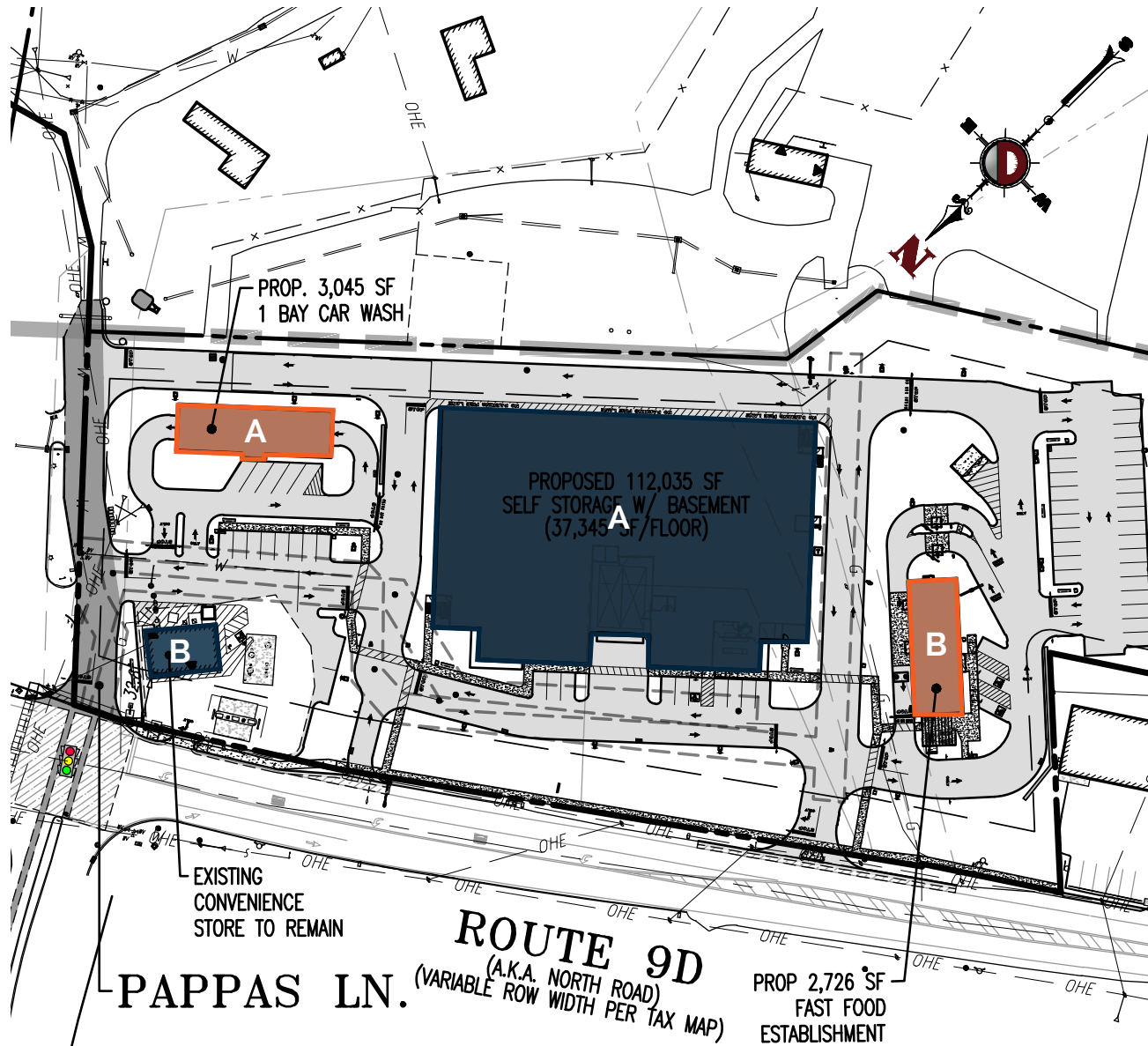


Fast Food

Building Sizes: 2,726 SF Building (Approved)
Land Area: +/- 52,500 SF (Pad Site)
Asking Ground Lease Price: \$125,000 annually NNN



SITE PLAN & PROPERTY HIGHLIGHTS



- | ● AVAILABLE | ● NOT AVAILABLE |
|---------------|---------------------------------------|
| A - Carwash | A - Self-Storage |
| B - Fast Food | B - Gas Station/
Convenience Store |

PROPERTY HIGHLIGHTS:

- New +/- 112,000 SF Self Storage Building that will be developed on the property (center building).
- Existing Gas Station/Convenience store on site.
- Pad Sites can be ground leased separately or together.
- Onsite parking for both pad sites.
- Frontage & Signage on RT 9D
- Building & site plans are available.
- Fast Food & Car Wash addresses are TBD.
- Both pad sites will be delivered with all site work and utilities
- Excellent Visibility from +/- 20,000 cars per day

1456 ROUTE 9D FISHKILL, NY

RETAIL MAP





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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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