

MIXED USE COMMERCIAL PROPERTY FOR SALE

FLEXIBLE BUSINESS HIGHWAY 1/2 ZONING

3197 NEW YORK 28, SHOKAN, NY 12481



PRIME RT 28 COMMERCIAL PROPERTY ASHOKAN RESERVOIR CORRIDOR

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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PROPERTY SUMMARY

3197 NEW YORK 28 SHOKAN NY



Price:	\$689,000
Lot Size:	1.10 Acres
Access:	Private Drive/Entrance
Cross Streets:	Reservoir Road
Permitted Uses:	Office/Professional/Restaurant/Cafe/Lodging
Frontage:	258 ft
Traffic Count:	Approx 7,100 vehicles/ day NYSDOT
Utilities:	Electric, private water/sewer
Zoning:	02 BH 1/2
APN:	46.5-4-31

Property Highlights

- Prime Rt 28 Corridor Location
- +/- 4,896 SF Improved Commercial Building on 1.1 Acres
- BH 1/2 Business Zoning Allows Wide Range Commercial Uses
- Approximately 7,100 AADT (NYSDOT) Providing Steady Daily Traffic Exposure
- Existing Long Established Veterinary Facility with Exam Rooms, Office & Treatment Rooms
- Real Estate Only Sale with Potential for Veterinary Tenant Leaseback
- Flexible Zoning Supports a Range of Commercial and Hospitality uses including Restaurants, Cafes, or Boutique Lodging Concepts (Subject to Approvals)

Property Overview

This exceptional commercial property presents a rare opportunity to acquire a fully improved animal care facility in one of the Hudson Valley's most desirable commercial corridors. Set on approximately 1.1 acres with excellent frontage along Route 28, the property consists of an approximately 4,896-square-foot building originally constructed as a residence in 1925 and thoughtfully expanded into a professional veterinary hospital.

The building features reception and waiting areas, multiple exam and treatment rooms, private offices, grooming facilities, indoor boarding kennels, laundry facilities, and a finished lower level, providing a turnkey environment for veterinary, boarding, or kennel-related operations. The sale includes the real estate only. The owner of the established veterinary practice is willing to discuss a leaseback, offering investors the possibility of immediate rental income while preserving flexibility for future owner-occupancy or redevelopment.



PROPERTY DESCRIPTION

3197 RT 28 SHOKAN NY



Investors & Owner/Operators

This offering presents a well-established commercial facility along the Route 28 corridor in Shokan, NY, currently operating as a veterinary hospital. Originally constructed as a residence in 1925 and later expanded, the building has been adapted to support a full-service animal care operation, including treatment rooms, reception areas, offices, grooming space, and boarding facilities.

The property offers strong flexibility for both owner-users and investors, with an existing layout that supports continued veterinary use and expansion into additional animal services such as boarding and training while also allowing for adaptive reuse under BH-1/2 Highway Business zoning. Its configuration and infrastructure make it suitable for a range of commercial applications, including professional office, wellness-related services, or other permitted uses.

Located in the Ashokan Reservoir corridor along Route 28, the property benefits from steady traffic exposure and regional connectivity to Kingston and the broader Catskills market. The offering also presents potential leaseback opportunity with the existing veterinary operator, creating an immediate income scenario for investors while preserving long-term optionality.

PROPERTY PHOTOS

3197 RT 28 SHOKAN NY



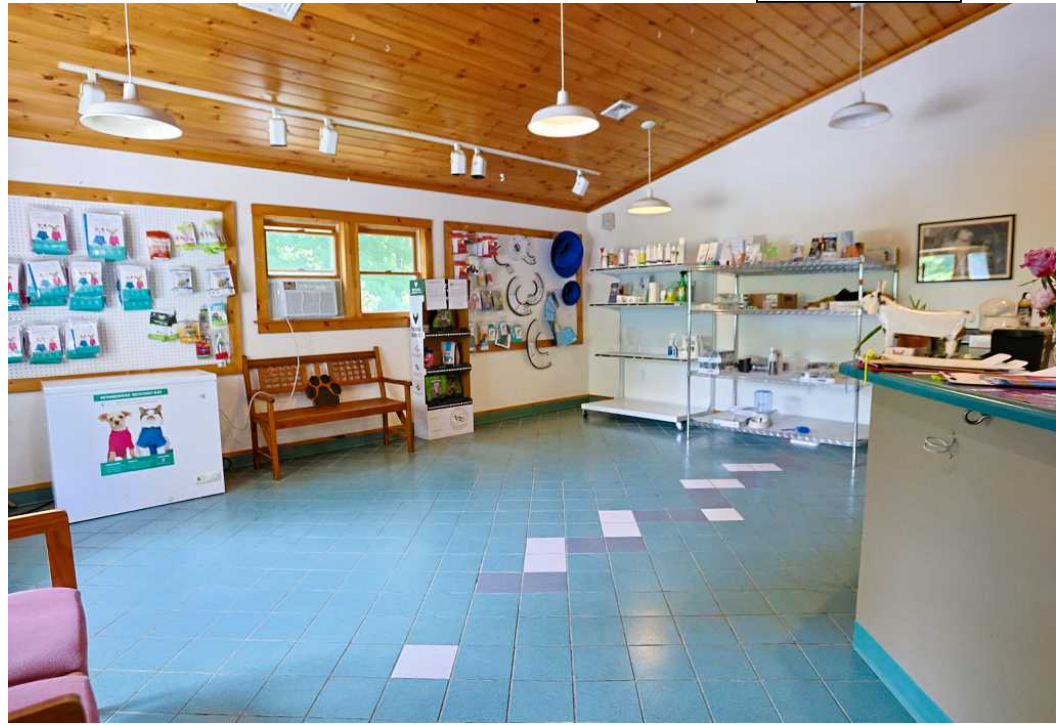
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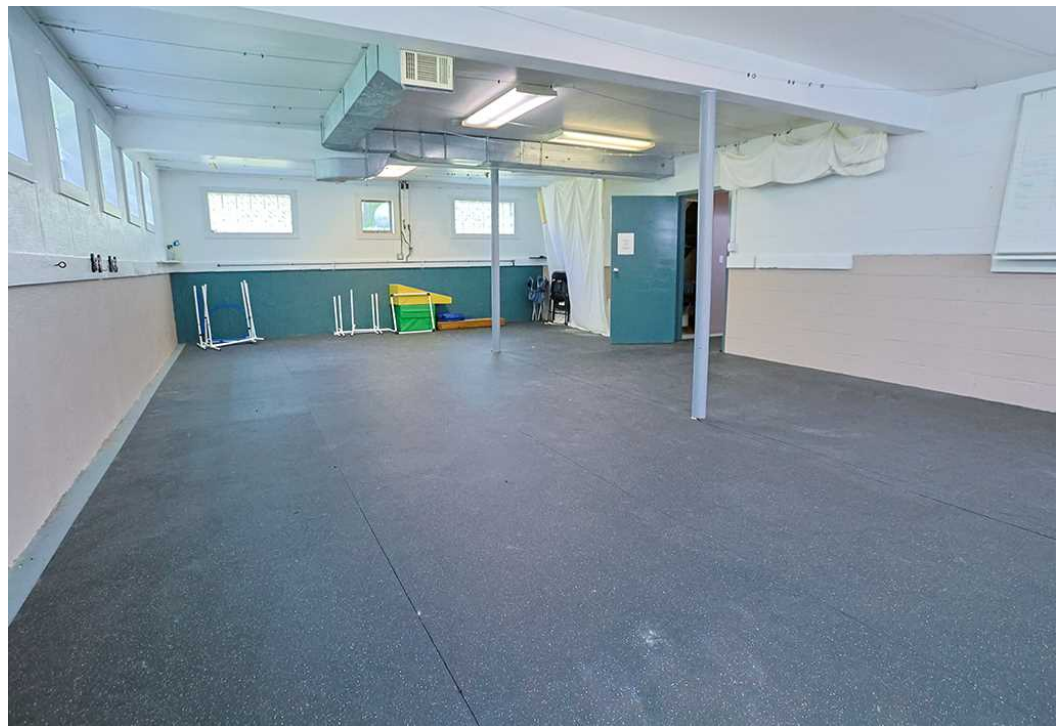
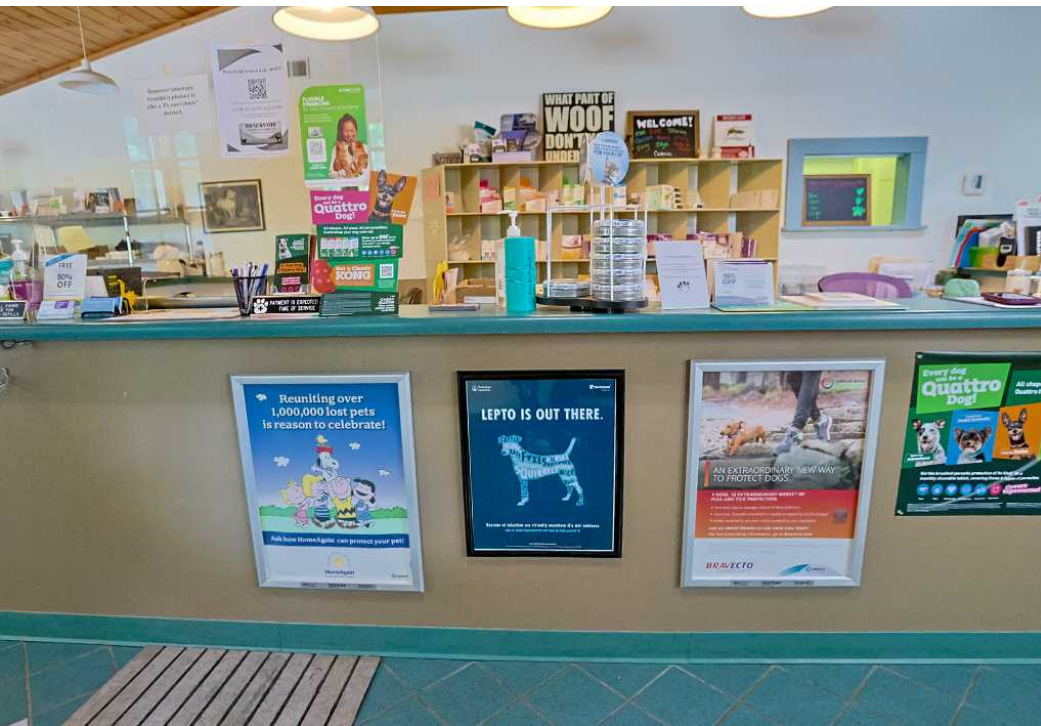
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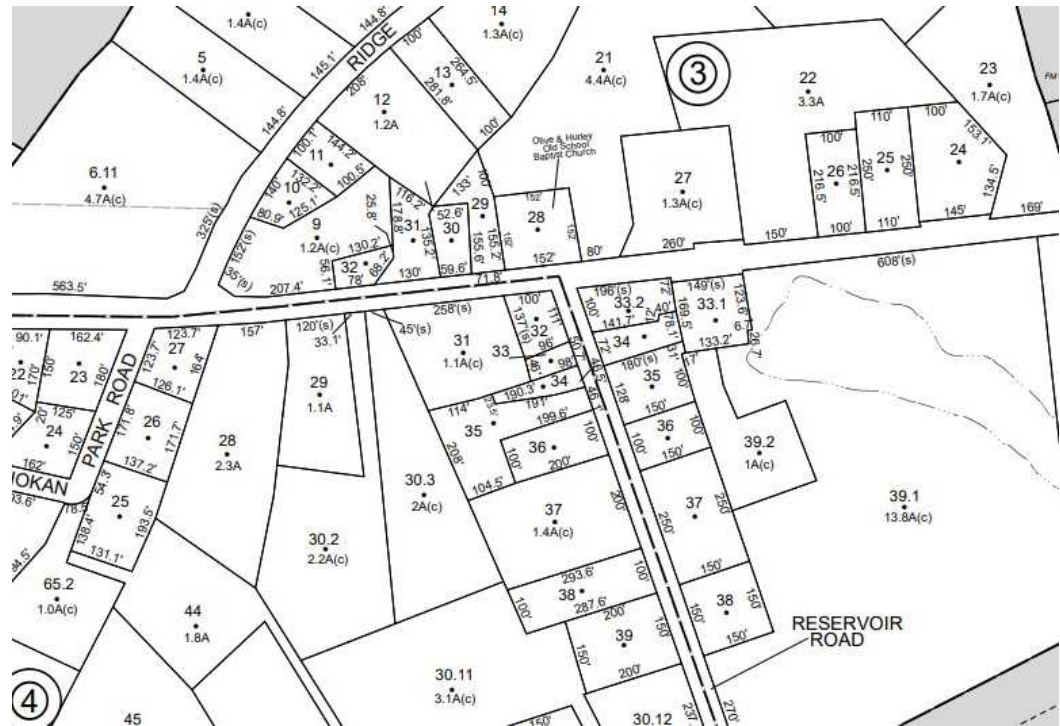
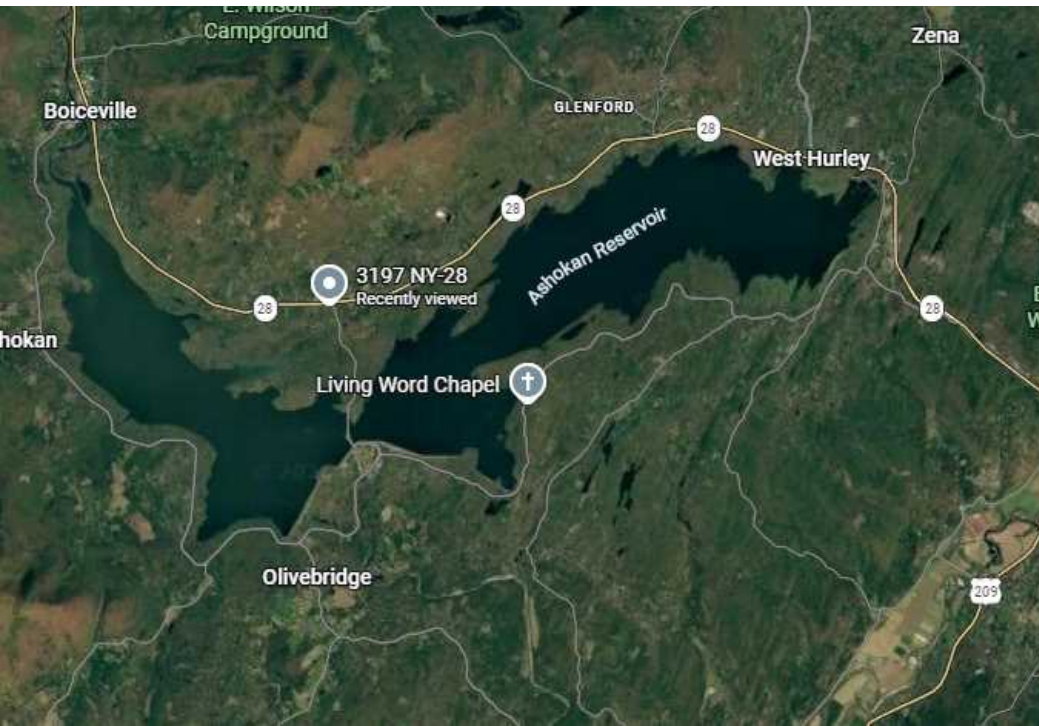
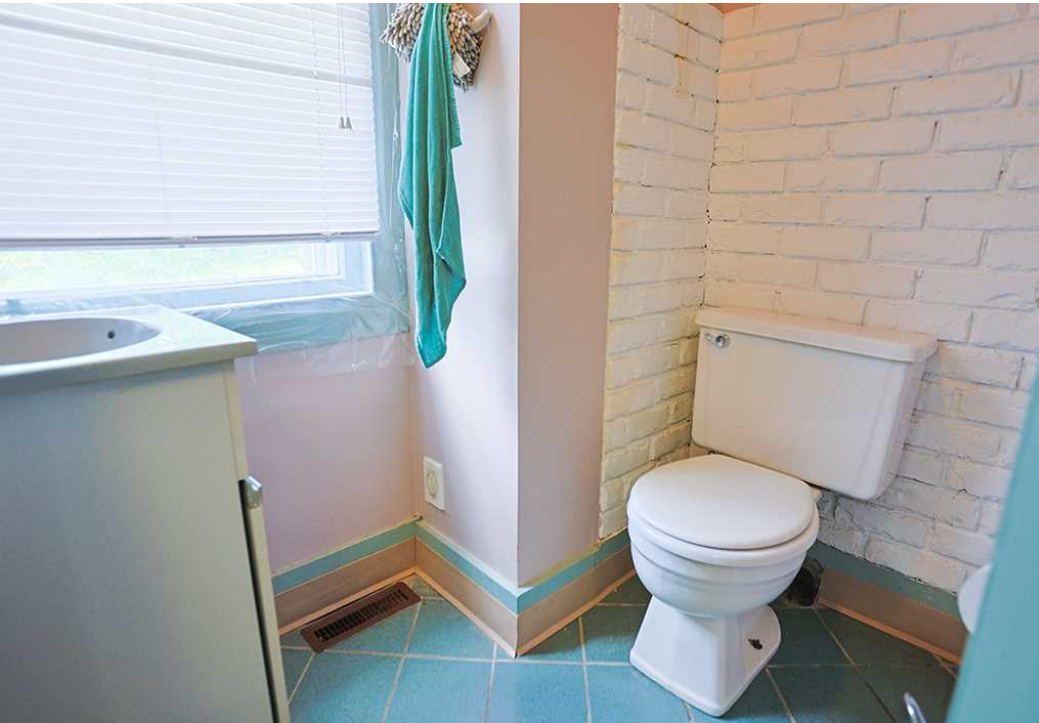
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PROPERTY PHOTOS

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MEET OUR TEAM

3197 NEW YORK 28



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

3197 RT 28 SHOKAN NY



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