



# River Realty Services

COMMERCIAL DIVISION



5512 Route 9W, Marlboro, NY 12542

Motorcycle & ATV Sales and Repairs  
8 Acres of Land

ORANGE COUNTY, NEW YORK

## BIG BOYZ TOYS

Established ATV and Motorcycle Sales & Repairs

8 Acres of Land | Route 9W (18,000 AADT)

Description: BIG BOYZ TOYS. Long established motorcycle and ATV sales and repair shop on Route 9W in Marlboro on 8 acres of land total. Front comprised of approx. 1 acre of commercial zoning for the business and approx. 5 acres of residentially zoned land for future development. Very profitable business selling Kawasaki Artic Cat, Kimco, Stark, Buel, Argo and Generac generators. Also all electric motorcycles from Spain. Only local dealer in the entire area selling these 80 horse power bikes. Business listed for sale \$750,000. Motorcycle and ATV Inventory separate.

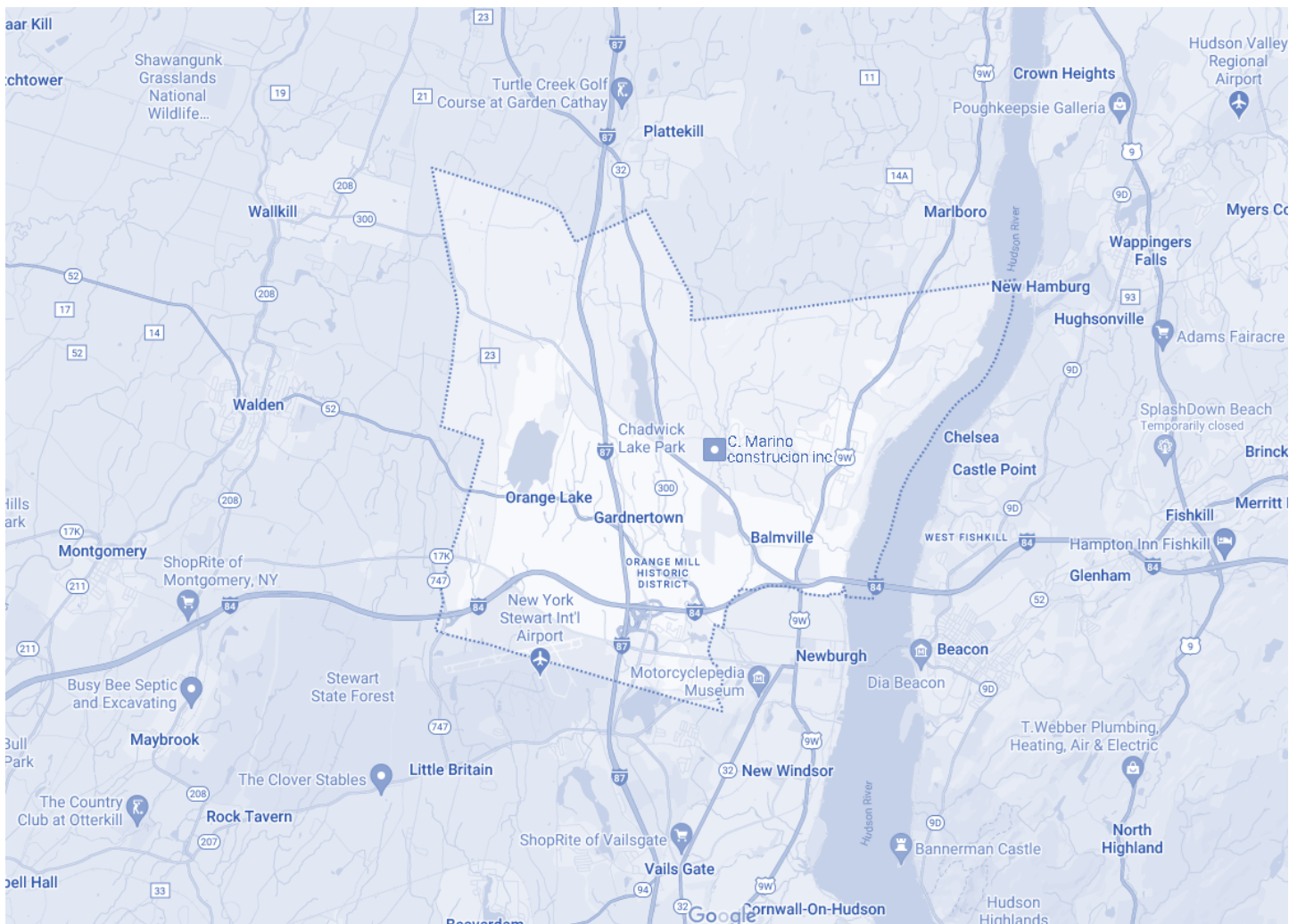
◆ Total Sq.ft.: 8400	◆ Site / Acreage: 7.90
◆ Built: 1974	◆ ~1 Acre Zoned Commercial (B)
◆ Zoning: B & AR	◆ ~5 Acres Residentially Zoned (AR)
◆ SBL: 8-1-33.2	◆ Taxes: ~\$28,000

# ASKING: \$1,650,000

## TOWN OF NEWBURGH

Newburgh (/ˈnuːbɜːrɡ/) is a town in Orange County, New York, United States. It forms part of the Poughkeepsie—Newburgh—Middletown metropolitan area, which is a part of the New York metropolitan area, and is a suburban satellite of the urbanized city of Newburgh. The city of Newburgh was a part of the town prior to 1865. New York Stewart International Airport is partially located within the township, and much of the land into which it could have been expanded has been turned into Stewart State Forest.

As of the 2020 census, the population of the town is 31,985. The 2010 census determined the population was 29,801, marking the first time ever that the population of the town of Newburgh officially exceeded that of the neighboring city of Newburgh (with a population of 28,866).[2] Estimates released by the U.S. Census Bureau during 2018 show the Newburgh township's population exceeded 30,000.[3] As of 2020 the town and neighboring city of Newburgh had a combined population of 60,842.



# DEMOGRAPHICS | MARLBORO, NY

## Attribute Summary for Marlboro ⓘ

Median Household Income

**\$91,416**

Source - 2022 Income (Esri)

Median Age

**43.5**

Source - 2022 Age: 5 Year Increments (Esri)

Total Population

**5,796**

Source - 2022 Key Demographic Indicators (Esri)

1st Dominant Segment

**Green Acres**

Source - 2022 Tapestry Market Segmentation (Households)



### Total Population ⓘ



### Population Density ⓘ



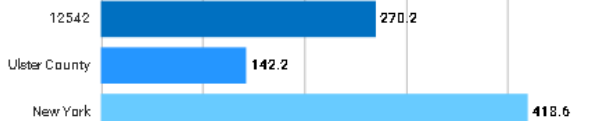
### Population Change ⓘ



### Total Daytime Population ⓘ



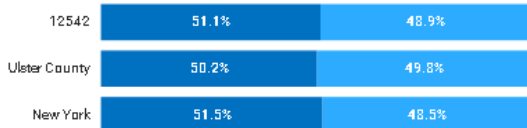
### Daytime Population Density ⓘ



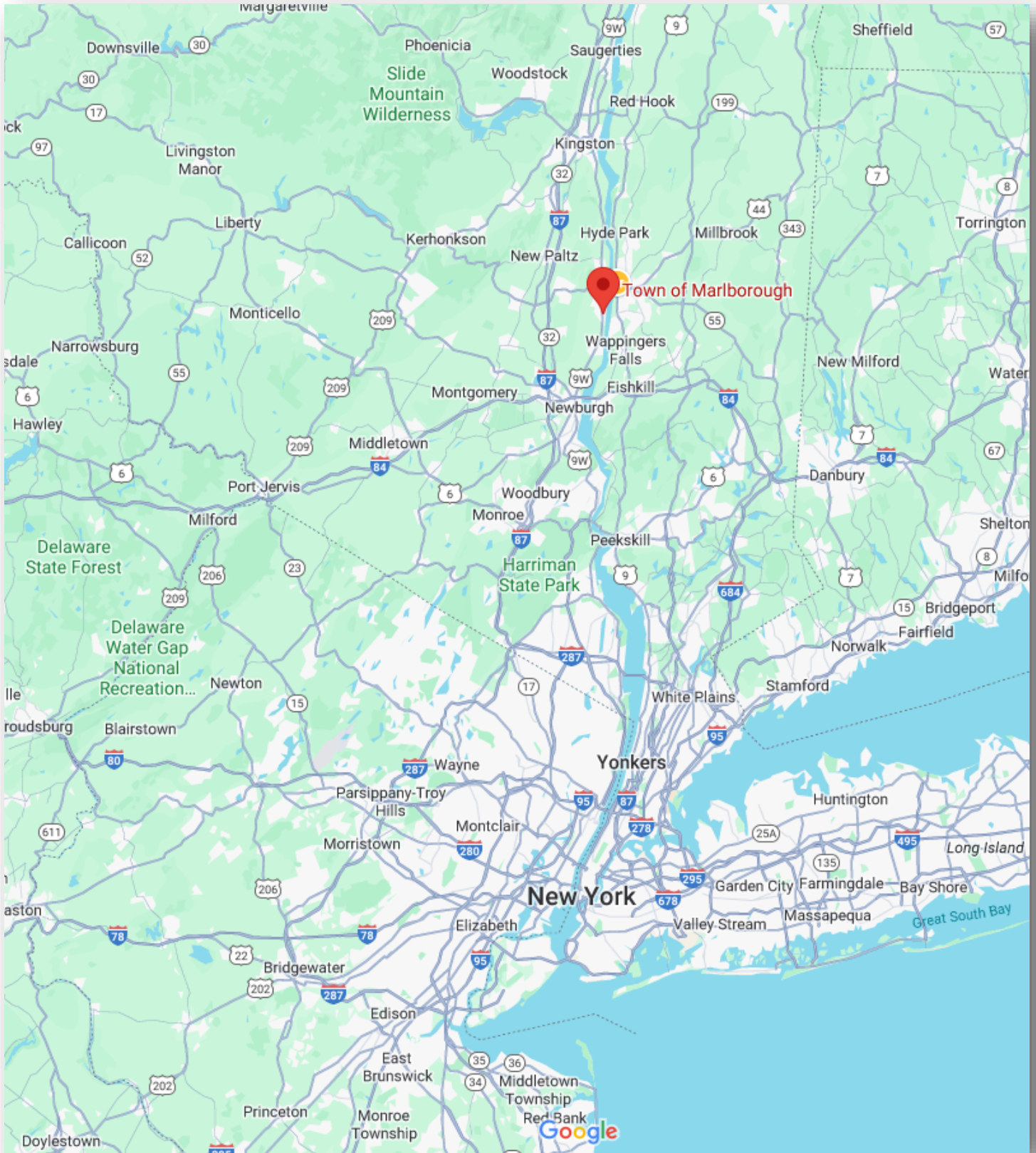
### Average Household Size ⓘ



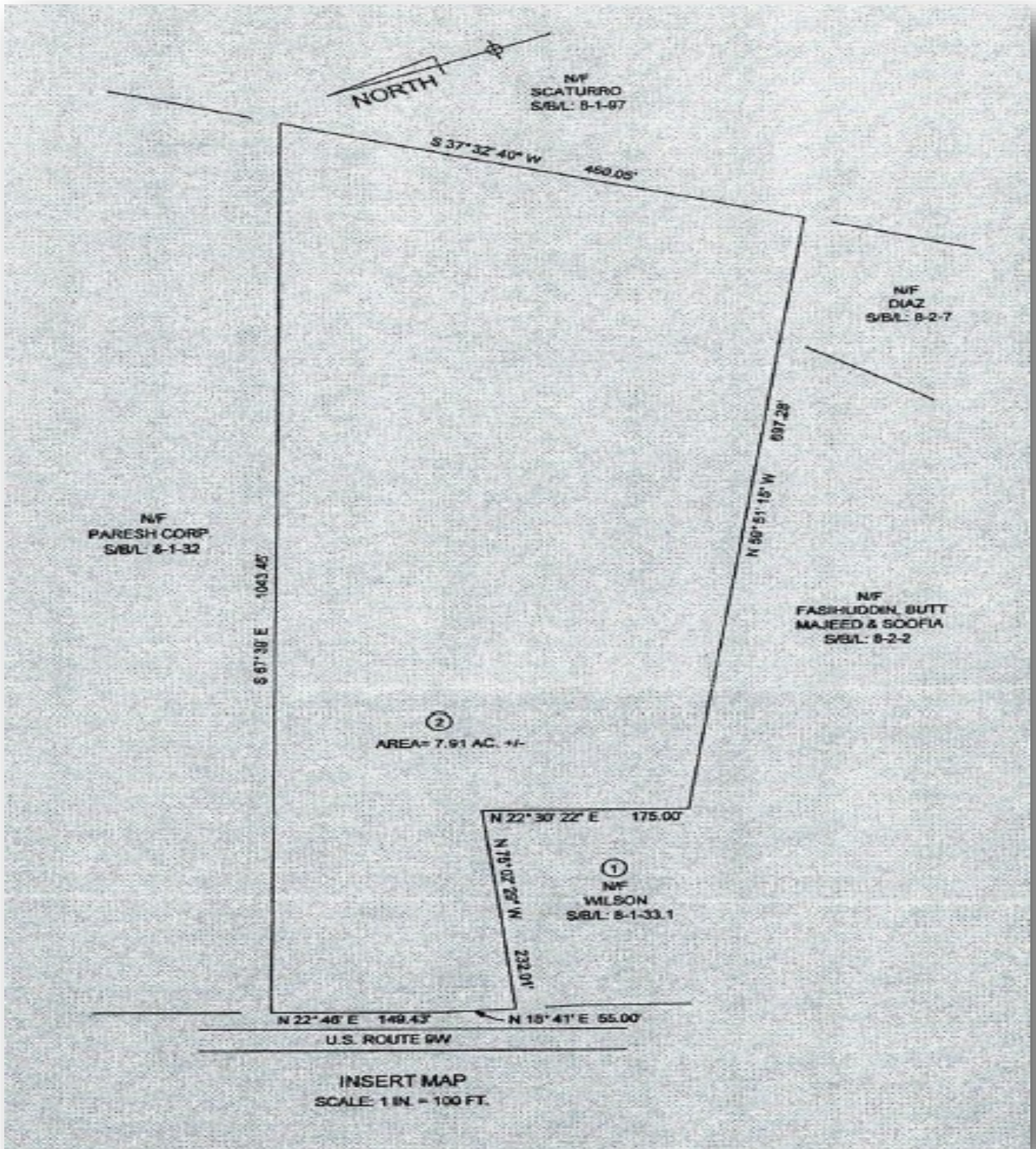
### Female / Male Ratio ⓘ

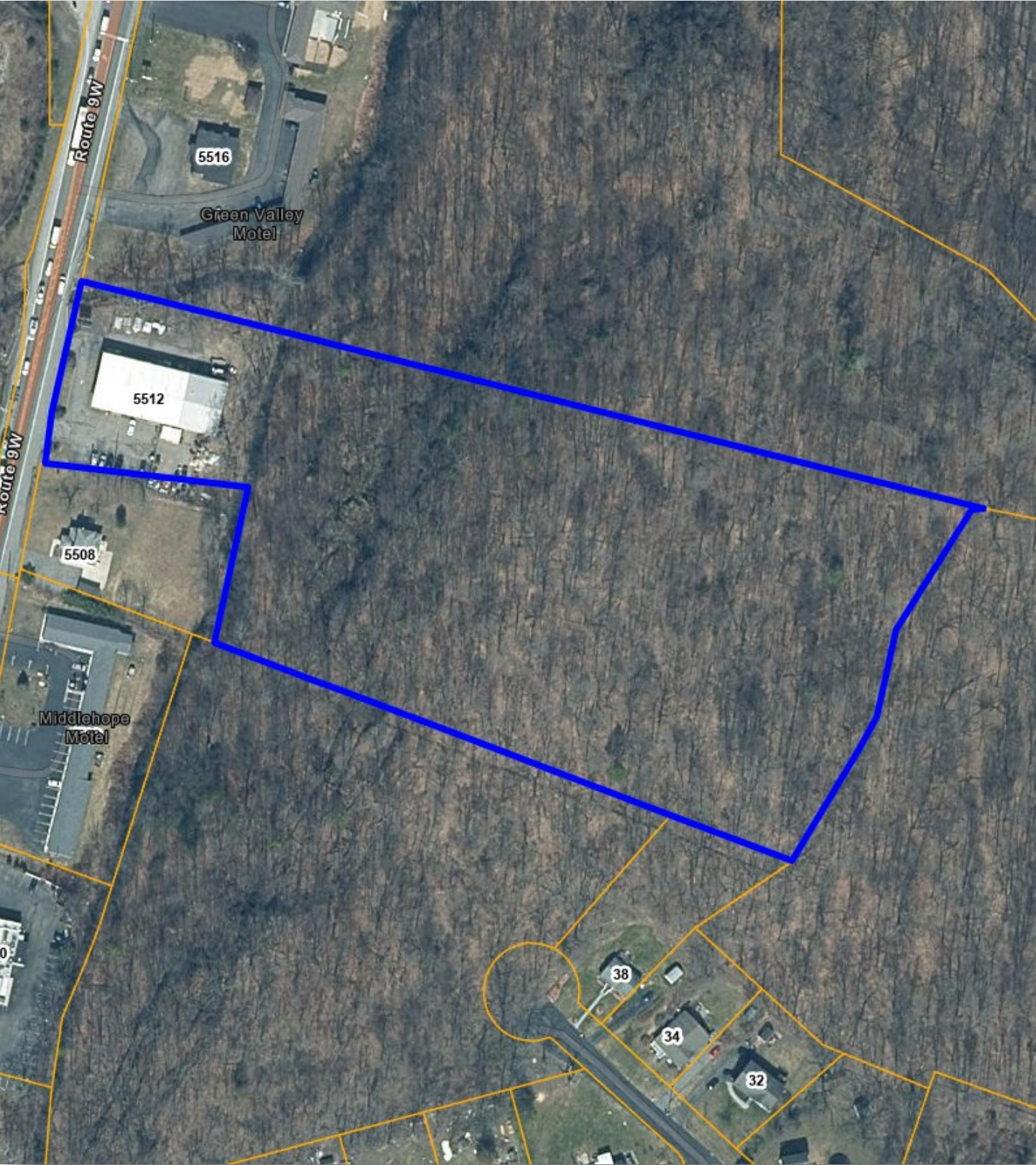


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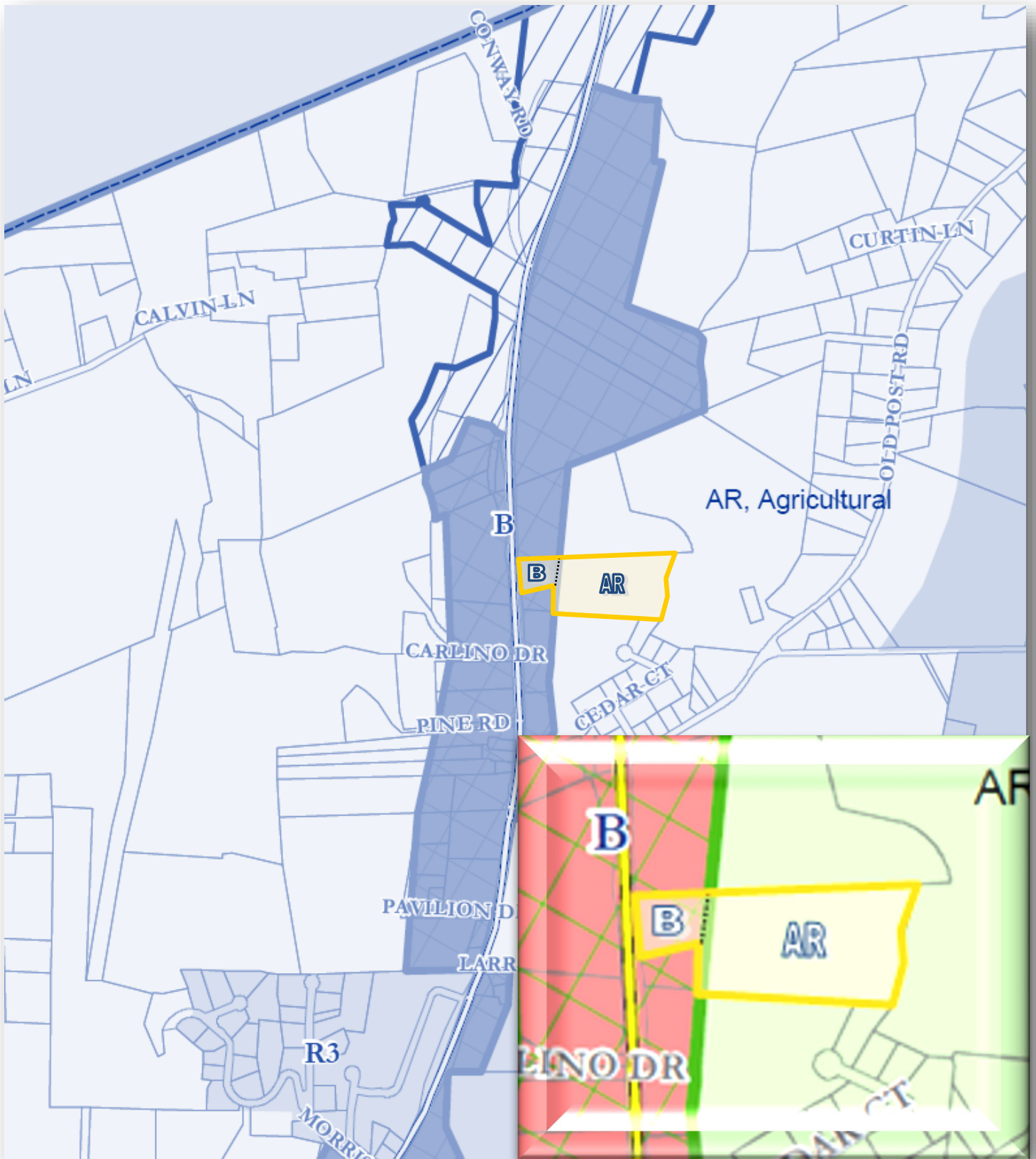












**Table of Use and Bulk Requirements  
AR District -- Schedule 2**

[Amended 9-23-1998 by L.L. No. 10-1998; 4-8-2000 by L.L. No. 2-2000; 4-9-2018 by L.L. No. 3-2018; 1-23-2023 by L.L. No. 1-2023]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Lot Area (square feet)
1. Home occupations <sup>3</sup>	C1-3, D1 and 2	1. Single-family dwellings, not to exceed 1 dwelling unit per lot		40,000
2. Private garage or carport for not more than 4 vehicles	C1-3 and 5 D1-12	2. (Reserved)		
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43	C1-3 D1-3, 10-12	3. (Reserved)		
4. Signs in accordance with § 185-14	C1-3, D1, 2 and 8 C4, D4-7, 11, 12 C3-5, D1-12, C3-5, D1-12, D15	4. Municipal buildings and town activities		NA
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3 and 5 D1-3, 8-12	5. Agricultural operations, as follows: a. Growing of field, greenhouse and garden crops, vineyards, orchards and nurseries		40,000
6. Keeping up to 2 domestic animals, excepting dogs and cats, and up to 25 fowl on lots of 2 acres or more	C1-3 and 5 D1, 3-9	b. Keeping of livestock		20 acres
7. Off-street parking as required by the principal use	All	c. Keeping of fowl	1. Cluster developments for single-family dwellings in accordance with § 185-26	10 acres
8. Off-street parking for commercial vehicles in accordance with § 185-13	C5 D3-9		2. Membership clubs in accordance with § 185-29: a. Providing outdoor recreational facilities	2 acres
9. Separate living quarters within the permitted structure for persons employed on the premises	C1-3 and 5 D1-12		b. Providing nonrecreational facilities	5 acres
10. Fuel tanks in accordance with § 185-39	C5, D6 and 7		3. Places of worship, parish houses, seminaries, convents, dormitories and related activities	2 acres
11. Satellite earth stations in accordance with § 185-40	C1-5 D1-12		4. Nursery schools for preschool children	
12. Accessory apartments in accordance with § 185-38 <sup>3</sup>	C1 D1 and 2		5. Schools for general education, including colleges, with related facilities	5 acres
13. Barns, silos, produce-storage structures and packing warehouses not within 50 feet of any lot line	C5, D15		6. Hospitals and nursing homes for general medical care	2 acres
14. Seasonal roadside stands in accordance with § 185-44	C5		7. Veterinarians' offices, in accordance with § 185-45	10 acres
15. Outdoor storage of farm equipment in other than a front yard	C5, D15		8. Commercial kennels	20 acres
16. Veterinarians' offices in accordance with § 185-45	D9		9. Mobile home courts, in accordance with § 185-23	60,000
17. Nursery school or day care	D1		10. Community residence for the disabled	NA
			11. Substance abuse rehabilitation home	100,000
			12. Public utility structures and rights-of-way	100,000/ 50,000 <sup>1</sup>
			13. 2-family dwellings, not to exceed 2 dwelling units per lot	100,000
			14. Semidetached dwellings, not to exceed 2 dwelling units per lot	100,000
			15. Cannabis Microbusiness Premises in accordance with § 185.48.9	100,000

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## Disclosure Information

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Your Property. Our Priority.

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