

915 Route 9W, Fort Montgomery, New York 10922, Orange County

Listing

MLS#: **1042807**Status: **Active**Recent: **09/03/2026 : New Listing**Prop Type: **Commercial Sale**Sub Type: **Multi Family**Price: **\$1,799,999**DOM/CDOM: **13 / 13**

City/Township: **Highlands**
 Post Offc/Town: **Fort Montgomery**
 Yr Built: **1751**
 Property Cond:
 Building Name:
 Waterfront: **No**
 Current Bus. Type:

County: **Orange County**
 Manhattan Section:
 Stories in Bldg:
 Building Area Total Sqft: **4,181 Public Records**
 Acre(s): **1.70**
 Lot Size SqFt: **74,052**

Public Remarks

Rare 2-Acre Mixed-Use Opportunity in Fort Montgomery! This unique property features two buildings with multiple residential and commercial spaces. The main building includes a 4-bedroom apartment with a den and 2 bathrooms, two studio apartments, a 2-bedroom/2-bathroom apartment, and a storefront with a renovated kitchen and full bathroom. The separate barn/garage building features a newly renovated 2-bedroom apartment with a den and bathroom above, with all-new finishes, as well as a half bathroom on the first level. The property offers a large parking area, spacious yard, direct views of beautiful Garrison Pond, well water, oil heat, electric water heater, brand-new Colligan water softener & filter, new exterior drainage system, and security video system. Located in a quiet area of Fort Montgomery, close to Bear Mountain, nature trails, West Point Academy, Bear Mountain Bridge, Route 9W, and the Palisades Parkway. The property offers excellent investment and development potential, with the possibility of building several townhouses or apartments, subject to zoning and required approvals. A unique opportunity combining residential income, commercial space, and future development potential on approximately 2 acres.

Interior FeaturesBasement: **No**

Elevator:

Exterior FeaturesParking: **Driveway, Garage**Construction: **Unknown**

of Docks:

Drive-In Grade Lvl Doors:

of Units Total: **7****Systems & Utilities**Cooling: **Ductless, Wall/Window Unit(s)**Heating: **Baseboard, Oil**Utilities: **Electricity Connected**Sewer: **Public Sewer**Water: **Public**

Water/Sewer Expense:

Property/Tax/LegalTax ID#: **[333689-011-000-0001-028.120-0](#)**

Permitted Uses:

Max Cont Sqft:

Property Attchd:

NoTaxes Annual: **\$15,859**Assessed Value: **\$421,500**

Min Divisible Sqft:

Tax Year: **2025**Tax Source: **Municipality**Zoning Code: **B**

of Lots:

Agent/Broker InfoList Office: **[Voro LLC \(VORO01\)](#)**Office Phone: **877-943-8676**List Agent: **[Moshe Katz \(505250\)](#)**Contact #: **845-662-7076**LA Email: **[moishy7076@gmail.com](#)****Showing**Showing Rqmts: **Appointment Only, Call Listing Agent**

Showing Contact Ph:

Listing/Contract Info

Tot Exp Year:

Ann Rental Income: **\$199,200**

Amortized Over:

Seller to Consider Concession:

List Date: **08/19/2026** CDOM: **13**On Market Date: **09/03/2026**

Contract Date:

Listing Agreement: **Exclusive Right To Sell**Special Listing Conditions: **None**

Concession Amount Considered:

Owner Name: **A & P 915 Llc**Expiration Date: **02/19/2027**

Contract Price:

Orig List Price: **\$1,799,999**Negot Thru: **Listing Agent**\$/SqFt: **\$430.52**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Tax

Owner Information[Data Currency](#)

Owner Name:

A & P 915 Llc

Tax Billing Address:

19 Gerke Ave

Tax Billing City & State:

New City Ny

Tax Billing Zip:

10956

Tax Billing Zip+4:

7045

Owner Occupied:

A

Location Information

County:

Orange

Municipality:

Highlands

School District:

Highland Falls

Zip Code Property:

10922

Census Tract:

013800

Carrier Route:

R777

Subdivision:

William T Taylor

Zoning:

B

Section:

11

Spatial Flood Zone Code:

X

Spatial Flood Panel:

36071C0528E

Spatial Flood Zone Date:

08/03/2009

Tax Information

Tax ID:

333689.011.000-0001-028.120/0000

SWIS:

333689

Block:

1

Lot:

28

%

86

APN:

333689-011-000-0001-028.120-0000

Improved:

Parcel ID:

33368901100000010281200000

Total Tax, Less Exemptions,
Plus Relevy:

\$15,859

Annual Tax:

\$15,859

County/Township Tax:

\$6,189.59

School Tax:

\$9,669.00

Legal Description:

PTLT B TAYLOR SUBMAP 3555

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$421,500	\$421,500	\$421,500
Assessed Value - Land	\$57,500	\$57,500	\$57,500
Assessed Value - Improved	\$364,000	\$364,000	\$364,000
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$681,200	\$642,500	\$607,800
Gross Tax Amount	15858.59		
Tax Year	2025	2024	2023
*Total Tax	\$15,858.59	\$15,749.16	\$15,578.19
Change (\$)	\$109	\$171	
Change (%)	1%	1%	

*Indicates amount includes exemptions and/or re-levies

Jurisdiction	Tax Amount	Tax Type
Am004		Am004
SW019		SW019
SW010		SW010
Fd016		Fd016
Rg003		Rg003
Wd102		Wd102
Lt006		Lt006

Characteristics

Property Class:	Residential Multi Site 3 Units	Land Use -CoreLogic:	Triplex
Lot St Ft:	74,052	Lot Acres:	1.700
Style:	OLD	Basement Type:	Partial
Stories:	1.7	Building Sq Ft:	4,181
Quality of Site:	AVE	Construction Grade:	Average
Bedrooms:	6	Total Rooms:	12.000
Fireplaces:	1	Full Baths:	3.000
Sewer:	Commercial	Water:	INDIVIDUAL
Porch:	Covered Porch	Heat Type:	Hot Water Steam
Exterior:	Wood	Garage Capacity:	0
Effective Year Built:	1960	Year Built:	1751
		Other Rooms:	KITCHEN

Heat Fuel Type: **OIL**
 Above Gnd Sq Ft: **4,181**
 Porch 1 Area: **72**

Ground Floor Area: **3,362**
 Area Above 3rd Floor: **819**
 State Land Use Desc: **RESIDENTIAL MULTI SITE
3 UNITS-283**

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Covered Porch	S	72			1920
Barn 1.5 Story	S	960			1926
Shed-Machinery	S	406			1930
Covered Porch	S	140			1930
Covered Porch	S	224			1751
Open Porch	S	210			2008
Open Porch	S	120			2008

Sell Score

Propensity to sell rating: **Very High** Sell Score: **898**

The Sell Score indicates the relative likelihood a property will be listed for sale in the next 6 months.

Properties with a Very High Sell Score (831+) represent the top 5% of properties most likely to sell and are 2.6 times more likely to sell than the average property.

Properties with a Moderate to High Sell Score (502-830) are more likely to sell than the average property.

Properties with a Very Low to Low Sell Score (0-501) are less likely to sell than the average property.

Very High (831 - 1000)

High (625 - 830)

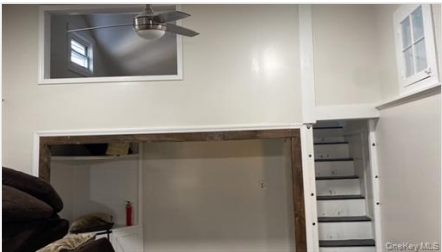
Moderate (502 - 624)

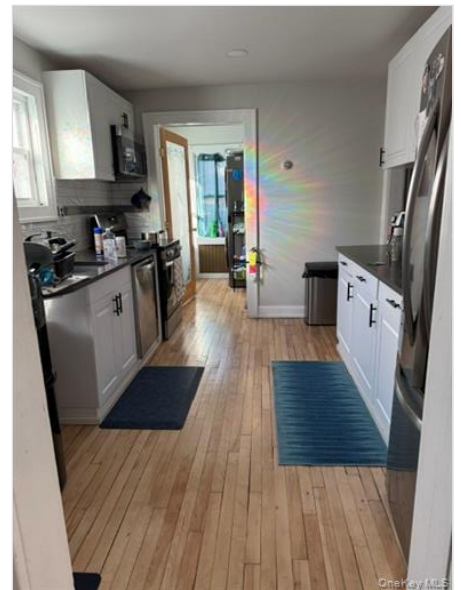
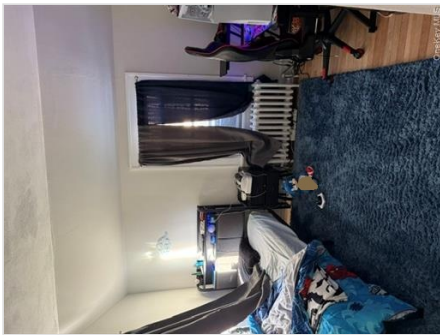
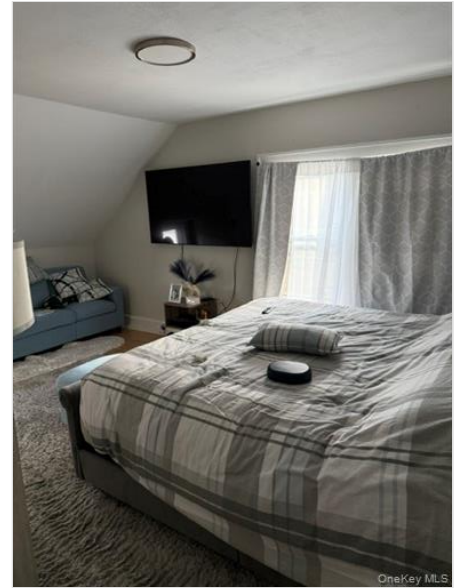
Low (354 - 501)

Very Low (0 - 353)

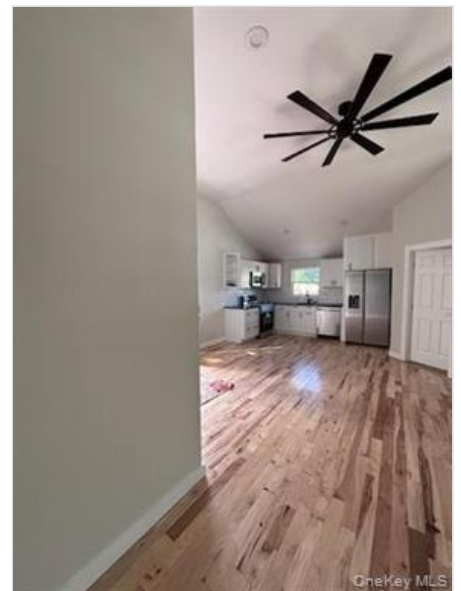
Photos













History

Listing History from MLS

List Agt: [Moshe Katz](#)MLS#: [1042807](#)

Multi Family

[915 Route 9W Fort Montgomery 10922](#)List Off: [Voro Llc](#)Stat: **Active**Orig: **\$1,799,999**List: **\$1,799,999**Effective Dt
08/19/2026Change Type
New ListingPrev -> New
->ACTDOM
13Modified By
505250

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Buyer Name(s)	Seller Name(s)	Title Company	Doc. #
02/06/23	11/15/22	\$850,000		Bargain & Sale Deed	A & P 915 Llc	Gokey Holly & Robert Jr	Hudson United	15377-778
09/30/19	09/30/19		Y	Quit Claim Deed	Gokey Robert Jr & Holly	Gokey-Lawless Properties Ltd		14632-161
08/08/07	07/22/07		Y	Deed (Reg)	Gokey-Lawless Properties Llp	Gokey Holly		12503-284
02/21/07	02/16/07	\$525,000		Warranty Deed Deed (Reg)	Gokey Holly Redner Joseph H & Redner Carolyn A	Redner Joseph		12369-1096 3467-332

Mortgage History

Date	Amount	Mrtg Lender	Mortgage Type	Mortgage Code	Borrower Name	Borrower 2	Term	Int Rate	Rate Type	Title Company
06/20/25	\$1,027,000		CONVENTIONAL	YEARS	A & P 915 Llc		30			92094
02/06/23	\$680,000	* Other Institutional Lenders	CONVENTIONAL		A & P 915 Llc					
02/06/23	\$232,000	* Other Institutional Lenders	CONVENTIONAL		A & P 915 Llc					
10/28/20	\$300,000	Mid-Hudson Vly Fcu	CONVENTIONAL	YEARS	Gokey Robert Jr	Gokey Holly	25			Blackacre Title Agency Corp
10/19/01	\$78,500	Highland Falls Fed'l S&L	CONVENTIONAL		Redner Joseph H	Redner Carolyn A				

Foreclosure History

LIS PENDENS

Document Type: **LIS PENDENS**
 Default Date:
 Foreclosure Filing Dt: **09/14/2015**
 Recording Date: **12/18/2015**
 Document Number: **79153**

Book Number: **013985**
 Page Number: **001175**
 Default Amount:
 Final Judgement Amt:

Original Doc Date: **02/21/2007**
 Original Document #:
 Original Book/Page: **012369001102**
 Lien Type: **MTG**

LIS PENDENS

Document Type: **LIS PENDENS**
Default Date:
Foreclosure Filing Dt: **10/08/2012**
Recording Date: **10/17/2012**
Document Number: **96841**

Book Number: **013428**
Page Number: **000499**
Default Amount:
Final Judgement Amt:

Original Doc Date: **02/21/2007**
Original Document #:
Original Book/Page: **012369001102**
Lien Type: **MTG**

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