

PRIME RETAIL / COMMERCIAL OPPORTUNITY

6,000+ SF Newly Renovated Free-Standing Building

4 Bona Ventura Avenue, Wallkill, NY – Route 208 & Bona Ventura Avenue



LOCATION. VISIBILITY. CHARACTER.

Position your business at the **high-traffic intersection of Route 208 and Bona Ventura Avenue** in this **fully renovated 6,000+ square foot free-standing retail/commercial building** situated on a **1.0-acre parcel** with exceptional visibility and accessibility.

This prominent corner property offers outstanding exposure in a **proven commercial corridor**, making it an ideal flagship location for hospitality, retail, and destination concepts.

PROPERTY HIGHLIGHTS

- **6,000+ SF Free-Standing Retail / Commercial Building**
- **1.0 Acre Corner Parcel**
- Prime high-traffic intersection – Route 208 & Bona Ventura Avenue
- Exceptional visibility and street presence
- Open floor plan with dramatic wood beam ceilings
- Indoor / Outdoor hospitality layout
- On-site parking plus adjacent public parking
- Ideal for restaurant, brewery, café, or destination retail

IDEAL USES & ZONING

This unique property features an **open layout with exposed wood beam high ceilings**, creating the exact type of atmosphere today's hospitality and retail users are seeking.

An **Indoor / Outdoor room with full roll-up glass bay doors** opens directly to the patio, allowing seamless customer flow between interior and exterior spaces — a major draw for:

- Cafés
- Breweries
- Pub-style restaurants
- Social clubs
- Destination retail concepts

The building's **distinctive character, prominent corner presence, and strong traffic exposure** make it an ideal location for businesses looking to create an engaging customer experience and establish a destination within a busy commercial corridor.

Zoning: SB – Small-Scale Business District

The **Small-Scale Business (SB)** zoning district aims to foster a “**bustling and lively**” **main street environment**, encouraging a mix of **small businesses, restaurants, and residential uses**, making this property particularly well-suited for hospitality, dining, and destination retail operators.

EXTENSIVE RENOVATIONS – \$850,000 INVESTED

Approximately **\$850,000 in renovations** have been completed, making this a **near turnkey opportunity**.

Recent improvements include:

- New roof and siding
 - Updated plumbing and electrical
 - New HVAC systems
 - New floors and interior walls
 - Renovated upstairs office space
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SITE FEATURES

The property offers **on-site parking along with adjacent public parking**, accommodating strong customer traffic and special events while maintaining easy accessibility.

Its **corner positioning, visibility, and unique indoor/outdoor layout** make it a rare opportunity for operators looking to create a vibrant destination.

3D VIRTUAL TOUR

Experience the property online:

3D Tour:

<https://my.matterport.com/show/?m=QdUVnMv4AqG>

CONTACT INFORMATION

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