

Building Better Communities With.....

 **Rand Commercial**

FOR SALE



**INCOME PROPERTY FOR SALE
269 MAIN STREET, HIGHLAND FALLS, NY
ASKING \$995,000.00**

Excellent property totaling 11,200 ± SF located in the heart of Highland Falls. Presently utilized as professional office/retail and vehicle repair. All municipal utilities. Tenants include Chase Bank, First Command and Allen's Import Service. Minutes from West Point Gate, Palisades Parkway, Bear Mountain Bridge & NYS Thruway. Contact Broker for additional information.

ROBERT A VITANZA

NYS Licensed RE Associate Broker

Office: 845-562-4835

Cell: 845-926-6161

Fax: 845-562-1006

Email: bob.vitanza@randcommercial.com



WWW.RANDCOMMERCIAL.COM

Fact Sheet

- LOCATION:** 269 Main Street, Highland Falls, NY 10928
- ACCESS:** Minutes from Route 9W, Palisades Parkway & NY Thruway.
- PARCEL:** .35 Acres, with 50 feet of frontage along Main Street.
- IMPOVEMENTS:** 11,200 ± sq. ft. block/ frame building presently utilized as retail/office space and car repair.
- FOUNDATION:** Concrete slab.
- EXTERIOR:** Block/Stucco.
- WINDOWS:** Steel frame and store front double pane.
- ROOF COVER:** Build up asphalt shingled.
- FLOOR:** Concrete slab in warehouse. Vinyl tile/carpet in retail/office areas.
- DOORS:** Glass in steel entry doors.
- CEILINGS:** Dropped ceiling with acoustic tile in finished areas.
- HVAC:** Individual gas fired units.
- ELECTRIC:** 220-amp service.
- LIGHTING:** Florescent recessed lighting.
- RESTROOMS:** Men's and women.

**SPRINKLER
SYSTEM:**

No

**WATER/
SEWER:**

Municipal water and sewer.

PARKING:

10 paved spaces. Free public parking across Main Street.

ZONING:

B-1 ~ Village Business

ASSESSMENT:

\$620,300.00

RE TAXES:

\$26,318.00

SALE PRICE:

\$995,000.00

**For further information and/or inspection of property, contact:
Robert A Vitanza, Associate Broker
Rand Commercial Services**

Projected Income & Expenses 2024

269 Main Street, Highland Falls, NY

Tenant Income: \$137,449.00

Chase \$39,402.00

First Command \$33,047.00

Allen Imports \$65,000.00 (Projected)

Taxes & Cam Reimbursement: 0.00

Total Income: \$137,449.00

Vacancy: 4 % -5,498.00

Adjusted Income: \$131,951.00

Expenses:

Real Estate Taxes: \$26,318.00

Management: 3,600.00

Water & Sewer: 702.00

Maintenance: 5,000.00

Professional Fees: 1,000.00

Insurance: 7,080.00

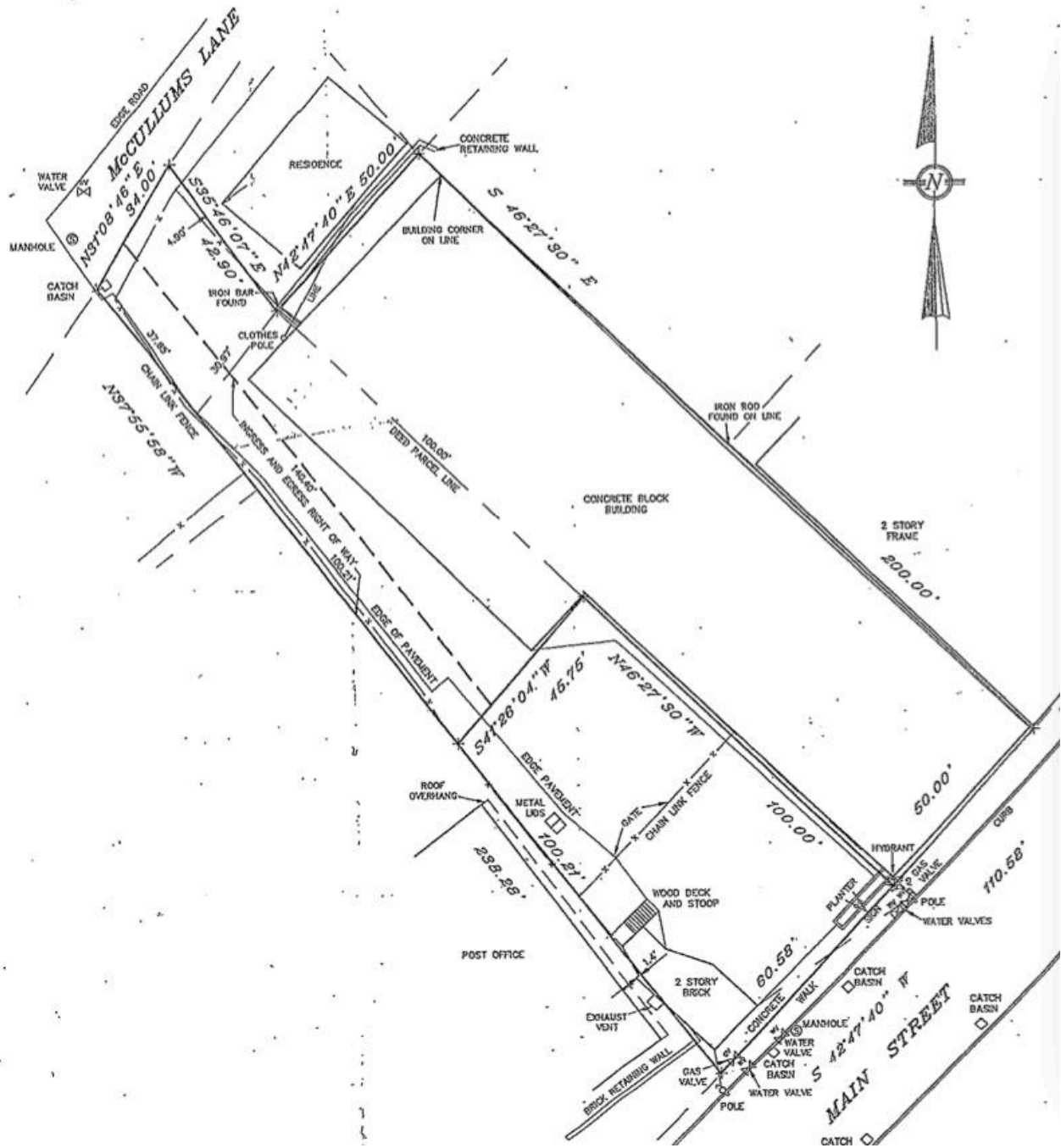
Snow Removal: 1,460.00

Supplies:	625.00	
Miscellaneous:	1,500.00	
Total Expenses:		-47,385.00
Net Income:		\$84,566.00

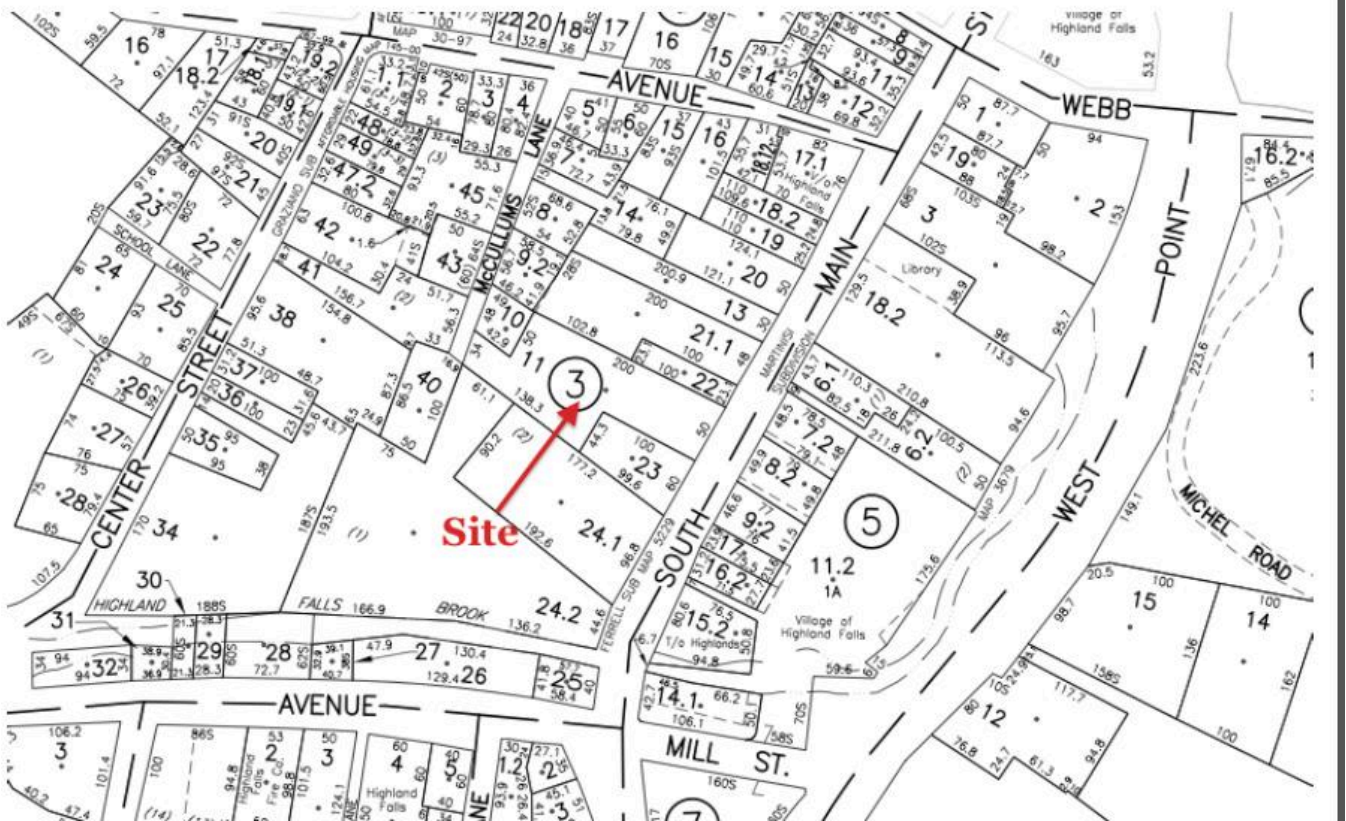
Chase present lease is at \$39,402.00 per year through August 16, 2026. There is a termination clause anytime after August 2022 with a nine-month notice. Option for 5 years at \$43,342.00.

First Command present lease is at \$33,047.00 per year through June 30, 2026. July 1, 2026 through June 30, 2027 \$39,047.00. Two year option at \$40,219.00. Additional two year option at \$41,425.00.

Site plan



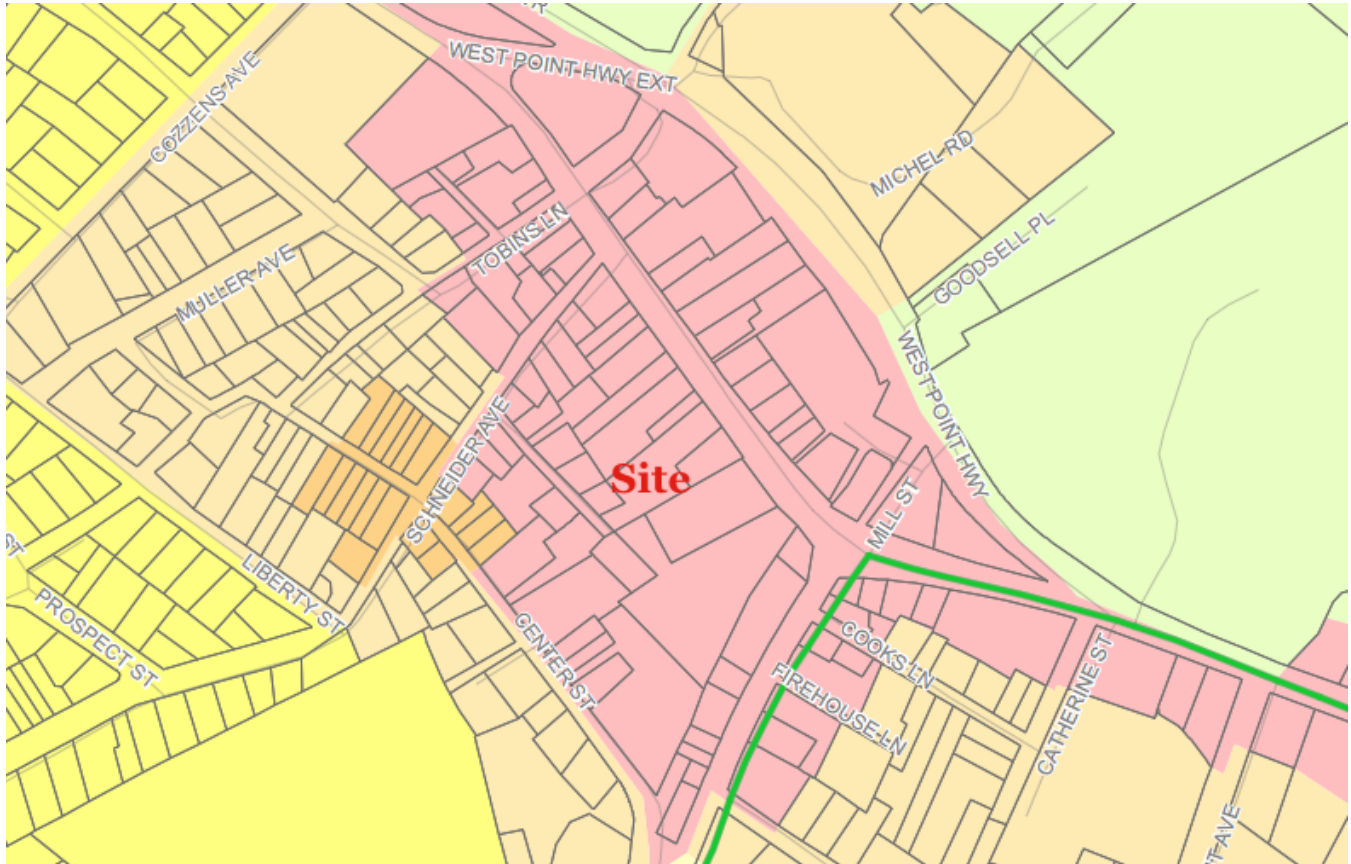
Tax Map










Area Map








Zoning Map



L e g e n d

-  Interstate
-  Federal Highway
-  State Route
-  County Road
-  Local Road
-  Parcels
-  Municipal Boundaries

Z o n i n g D i s t r i c t s

-  R-1 Mountain Residence
-  R-2 Single-Family Residence
-  R-3 Single-Family Residence
-  R-4 Single- and Two-Family Residences
-  R-5 Apartment and Condominium Residence
-  R-5A Apartment and Condominium /Affordable Housing
-  B-1 Village Business
-  B-2 Highway Commercial

ZONING

210 Attachment 3

**Town of Highlands
Schedule III
Table of Use Regulations¹
Business District**

[Amended 1-14-1986; 9-30-2013 by L.L. No. 2-2013]

- P = Permitted Use
- SE = Special Exception
- X = Prohibited Use
- * = Site Plan Approval Required

Use Classifications	B District
Residential uses	
Residential uses on first floor, below nonresidential uses	X
Single-family detached dwelling	X
Dwelling units over first floor nonresidential uses	SE
Residential community facilities	
Church or similar place of worship, parish house, seminary, convent, dormitory	SE
Nursery school	SE
Park, playground or recreational area operated by the town	P
Public library, museum, community center	SE
School, elementary or high, public denominational or private, having a curriculum the same as ordinarily given in public schools	SE
General community facilities	
Membership club, nonprofit	SE
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	SE
Public utility structure or right-of-way including sewage treatment plant or water supply facilities necessary to serve the Highlands-Highland Falls Community	SE
Public passenger transportation station or terminal	SE
Business uses	
Animal hospital, animal boarding	SE
Automobile laundry	SE
Bank	SE
Bed-and-breakfast	SE*
Bowling alley	SE
Eating establishment: drive-in, open front or curbside service	SE*
Filling station	SE
Funeral home	SE*
Greenhouse, horticulture	SE*
Hotel	SE
Motel	SE
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or hire	P
Office: business, professional or utility	P
Parking garage, storage garage	P
Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop	P
Radio or TV broadcasting studio	P
Repair garage	P
Repair shop for household and/or personal appliances	P
Restaurant	SE
Retail store or shop	P
Shop for custom work and for making articles to be sold at retail on the premises	P
Tavern	SE
Theater or motion-picture theater, other than an outdoor drive-in theater	SE
Veterinarian	SE
Vocational school	SE
Wholesale business	SE
Industrial uses	
Limited non-nuisance industry, using machines not exceeding 5 horsepower	SE
Printing or publishing plant	SE
Research institute or laboratory using machines not exceeding 5 horsepower	SE

¹ Note: All unlisted uses are prohibited in this district.

ZONING

210 Attachment 4

**Town of Highlands
Schedule IV
Table of Dimensional Regulations
Business District**

Specifications	B District
Lot area ¹ (minimum, in square feet)	15,000
Lot area (minimum per dwelling unit, in square feet)	2,500
Lot coverage (percent of total lot area occupied by main and accessory buildings)	50
Lot width (minimum, in feet)	50
Height (maximum, in feet)	35
Yards (minimum, in feet)	
Front	30
Side, any one	20
Sides - total for both on interior lot	40
Side - abutting side street on corner lot	20
Rear	30
Accessory buildings	
Coverage of required rear yard (maximum percent)	None
Height in required rear yard (maximum in feet)	None
Setback from any lot line (minimum in feet)	See Yards
Encroachment of off-street parking and required screening on required yards permitted (maximum percent)	
Front	100
Side	100
Rear	100

NOTE:

¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the municipality.