

*Building Better Communities With.....*

 **Rand Commercial**

**FOR SALE/LEASE**



**EXCEPTIONAL RETAIL  
LOCATION, 11,180 SF  
RETAIL BLDG WITH 2 DRIVE  
UP WINDOWS, ALONG RTE  
32 IN NEW WINDSOR, NY ON  
1.9 ACRES. 65 PAVED  
PARKING SPACES. 1,500 FT  
OF SHELVING. 50 FT OF  
REACH INN COOLER  
SPACE.**



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## Fact Sheet

<b>LOCATION:</b>	<b>393 Windsor Highway, Route 32, New Windsor, NY 12553</b>
<b>ACCESS:</b>	<b>Minutes from Route 9W, West Point, Palisades Parkway, NYS 87, I-84 &amp; NY Stewart International Airport.</b>
<b>PARCEL:</b>	<b>1.9 +/- acres with 240 +/- feet of road frontage.</b>
<b>BUILDING:</b>	<b>11,180 +/- sq. ft. Block/Stucco building consisting of large open retail area, rear storage room, utility room, two private baths, and managers office. Over 1,500 feet of shelving. 50 feet of reach inn/walk inn cooler space. Four sale/register counters. TWO DRIVE UP WINDOWS.</b>
<b>WATER/ SEWER:</b>	<b>Municipal water and sewer.</b>
<b>ELECTRIC/ GAS:</b>	<b>575 Amp three phase electrical service. Natural Gas &amp; Electric Supplied by Central Hudson.</b>
<b>SPRINKLERED:</b>	<b>Yes</b>
<b>PARKING:</b>	<b>On site, 65 paved spaces.</b>
<b>ZONING:</b>	<b>HC ~ Highway Commercial</b>
<b>RE TAXES:</b>	<b>\$51,086.00</b>
<b>SALE PRICE:</b>	<b>\$1,995,000.00</b>
<b>LEASE PRICE:</b>	<b>\$13.00 Per Square Foot NNN.</b>

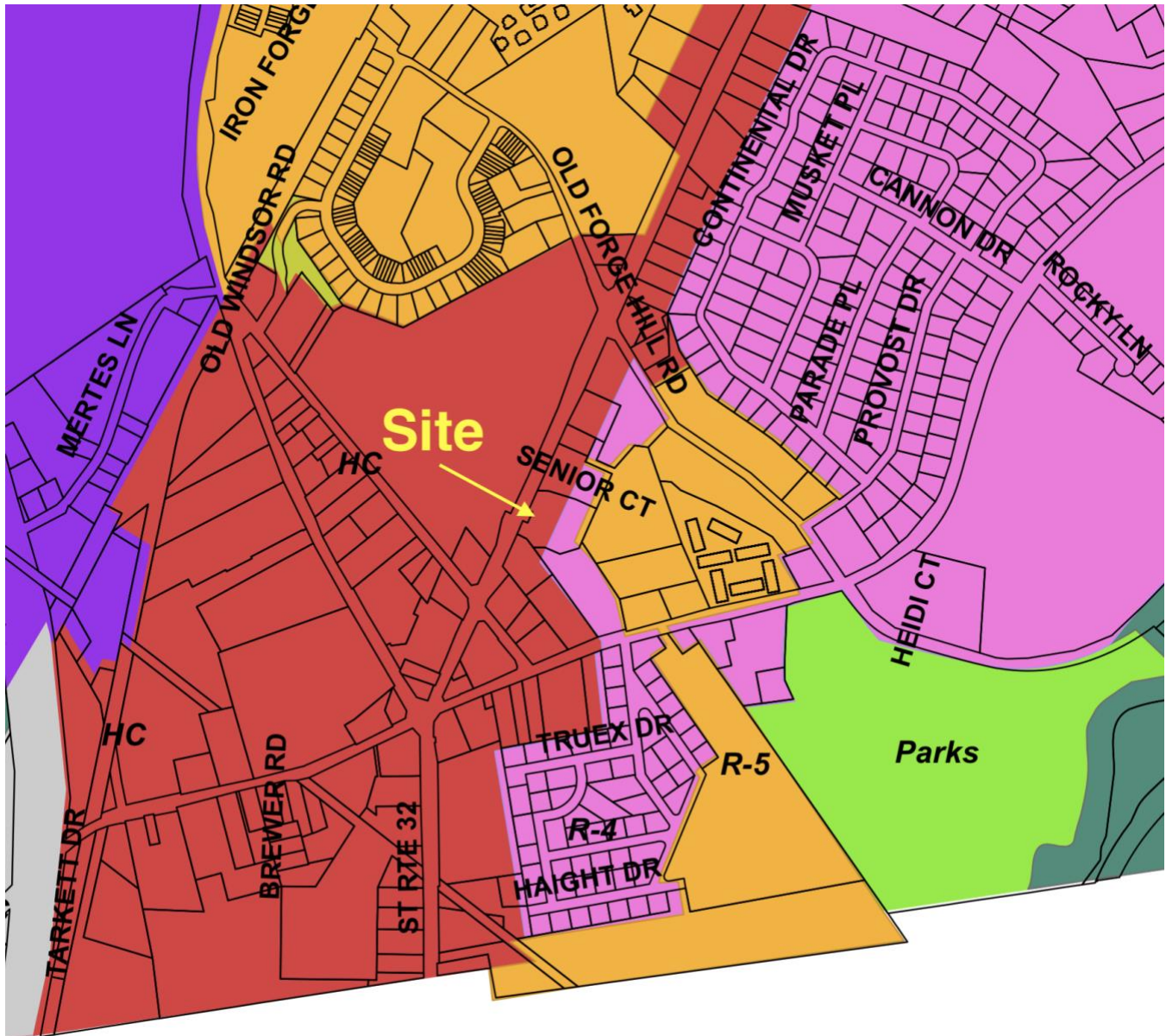
**For further information and/or inspection of property, contact:**  
**Robert A Vitanza, NYS Licensed Associate Broker**  
**Rand Commercial**  
**845.926.6161**






















## TAX MAP



## ZONING MAP



## ZONING LEGEND

Zoning District Legend		
 Historic District Overlay	 Municipal Use (MU)	 Open Space Residential (R-2)
 Airport (AP)	 Neighborhood Commercial (NC)	 Suburban Residential (R-3)
 Cluster Open Space (CL - 1)	 NYS Forest Preserve (NYSFP)	 Suburban Residential (R-4)
 Cluster Open Space (CL - 2)	 Office and Light Industry (OLI)	 Multiple Family Residential (R-5)
 Highway Commercial (HC)	 Planned Industrial (PI)	 Water Overlay District (WOD)
 Hudson River (HR)	 Parkland (Parks)	
 Limited Commercial (LC)	 Rural Residential (R-1)	



## AREA MAP



## LOCATION MAP

