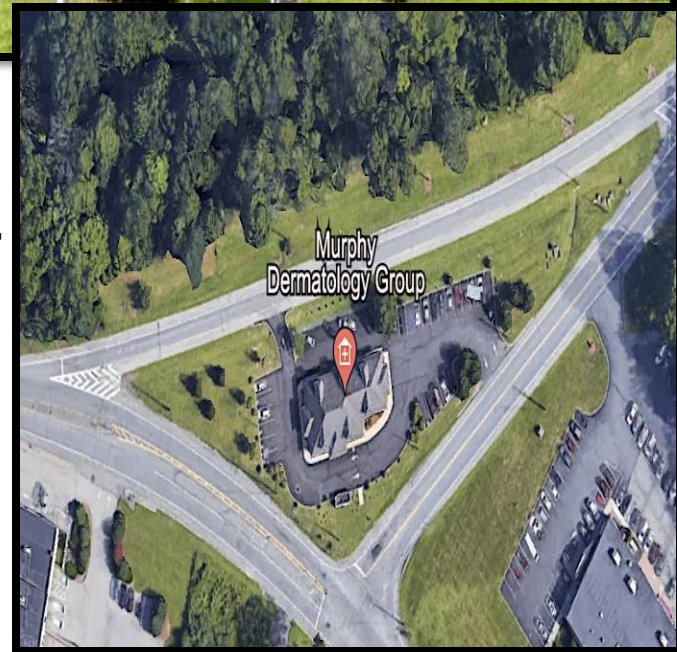
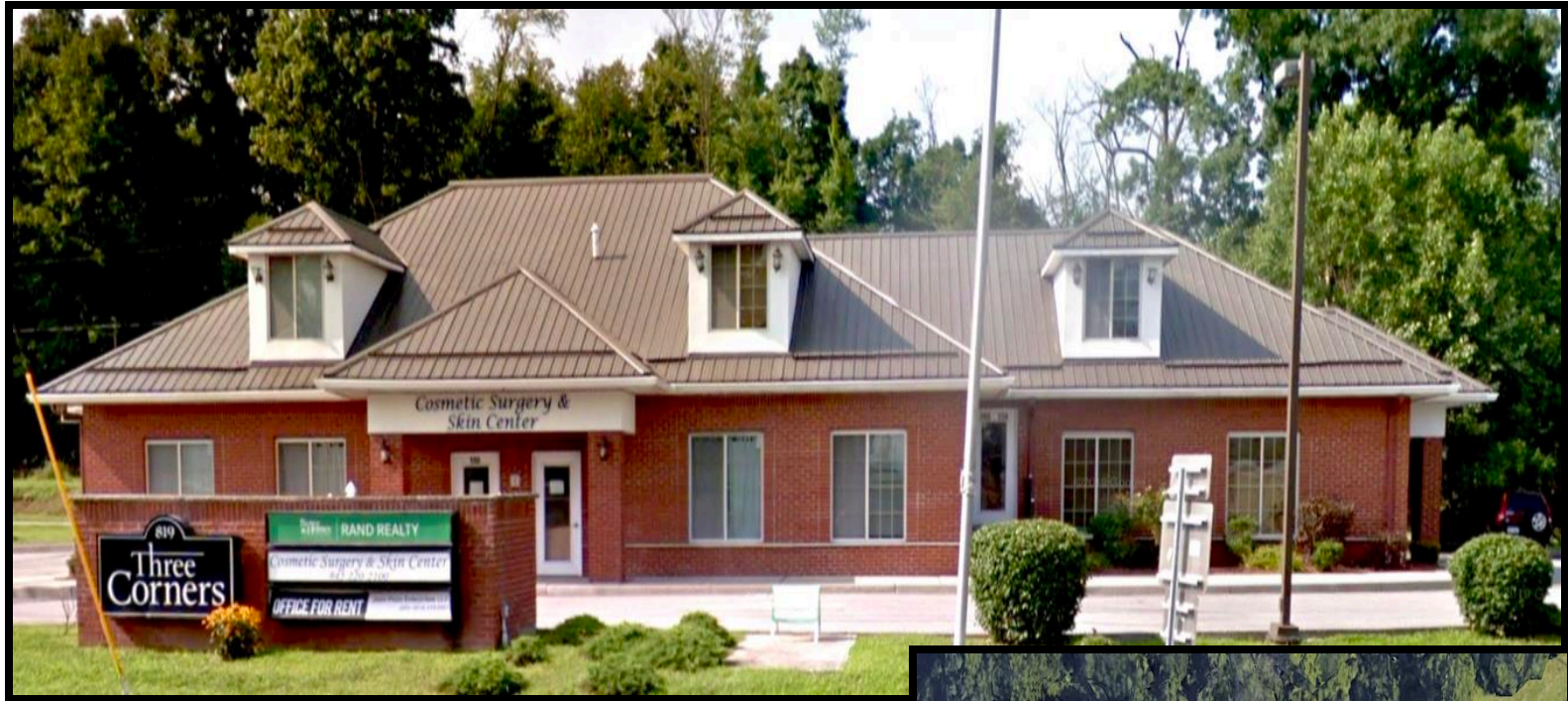


*Building Better Communities With.....*

 **Rand Commercial**

**EXPOSURE! EXPOSURE! EXPOSURE!**



**4,308 SQ. FT. PROFESSIONAL  
BUILDING AT LIGHTED  
INTERCHANGE. OVER 1,100 FEET  
OF FRONTAGE ON THREE ROADS.  
MINUTES FROM I84, NYS  
THRUWAY & NY STEWART INT'L  
AIRPORT.**

**ASKING \$1,200,000.00**

**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](mailto:bob.vitanza@randcommercial.com)**

*Building Better Communities With.....*

 **Rand Commercial**

**WWW.RANDCOMMERCIAL.COM**

## Fact Sheet

**LOCATION:** 819 Little Britain Road, New Windsor, NY 12553

**ACCESS:** Minutes from Route NYS 87, I-84 & NY Stewart International Airport.

**PARCEL:** .80 +/- acres with over 1,100 feet of frontage on three roads.

**BUILDING:** 4,308 +/- sq. ft. two story brick building consisting of three office suites.

**WATER/  
SEWER:** Municipal water and sewer.

**ELECTRIC/  
GAS:** Five electrical meters. Three natural gas meters. Natural Gas & Electric Supplied by Central Hudson.

**SPRINKLERED:** No

**PARKING:** On site, 35 paved spaces.

**ZONING:** HC ~ Highway Commercial

**RE TAXES:** \$19,772.00

**SALE PRICE:** \$1,200,000.00

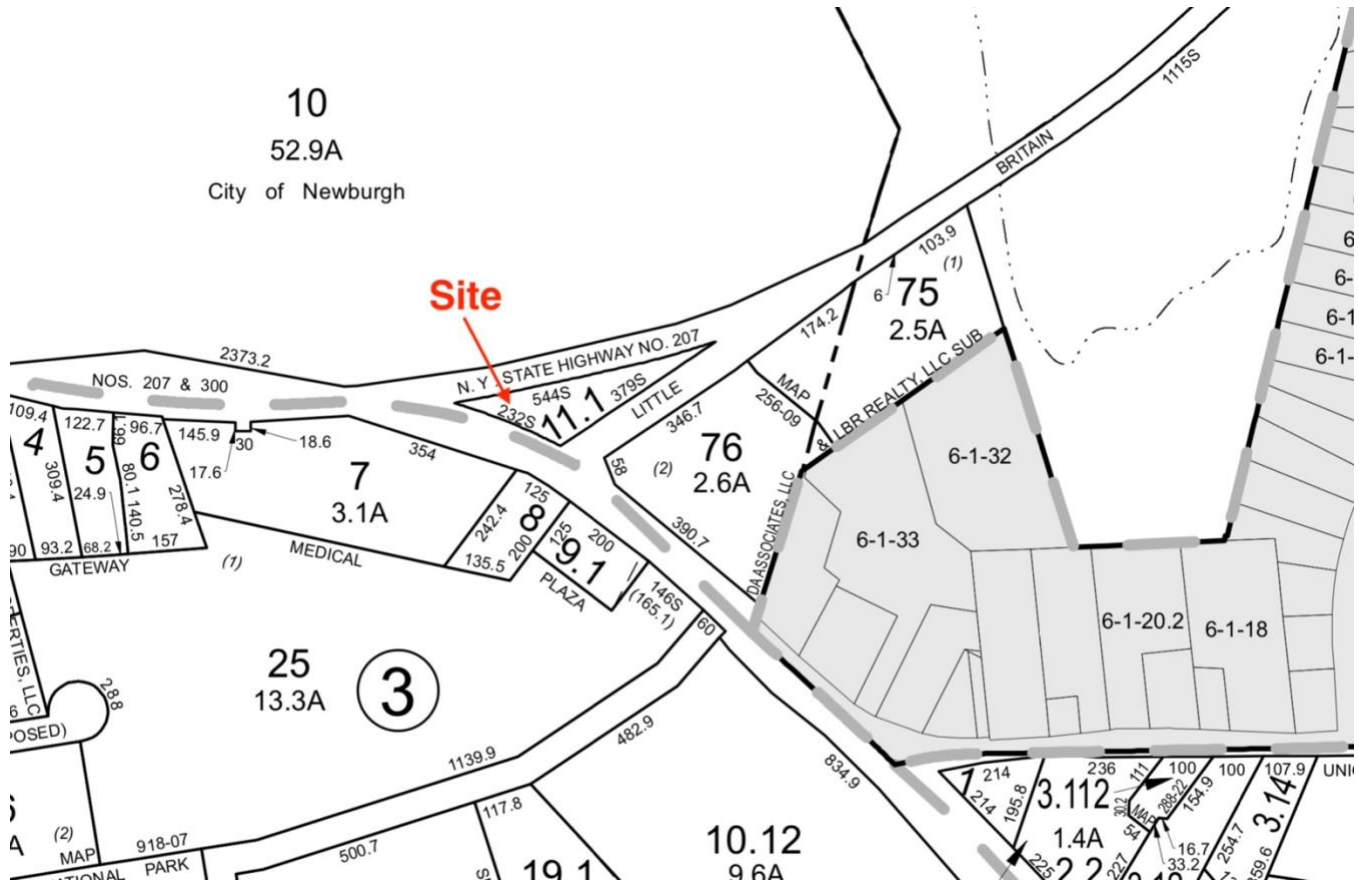
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**For further information and/or inspection of property, contact:  
Robert A Vitanza, NYS Licensed Associate Broker  
Rand Commercial  
845.926.6161**





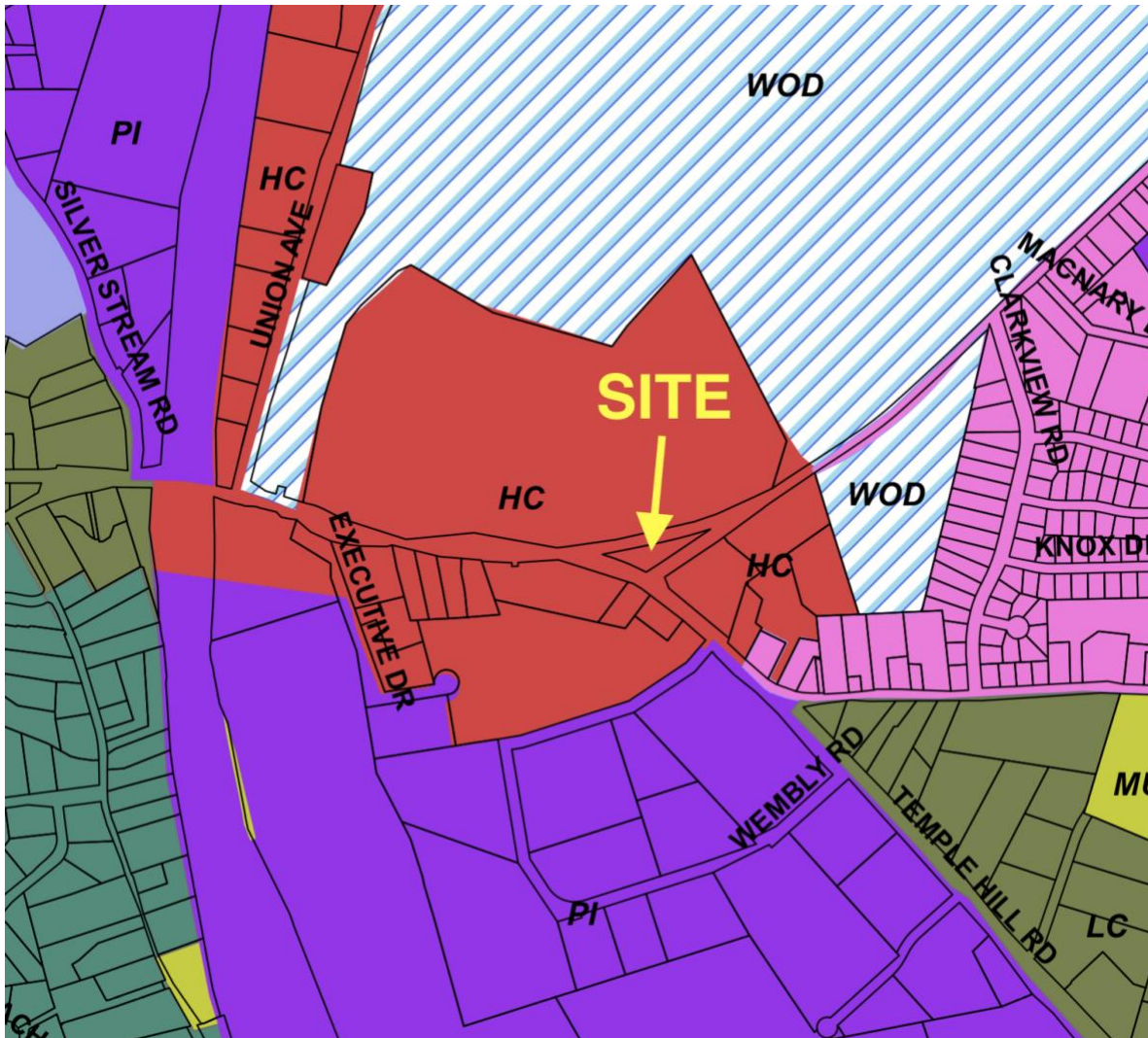
# TAX MAP



## TRAFFIC COUNT



## ZONING MAP



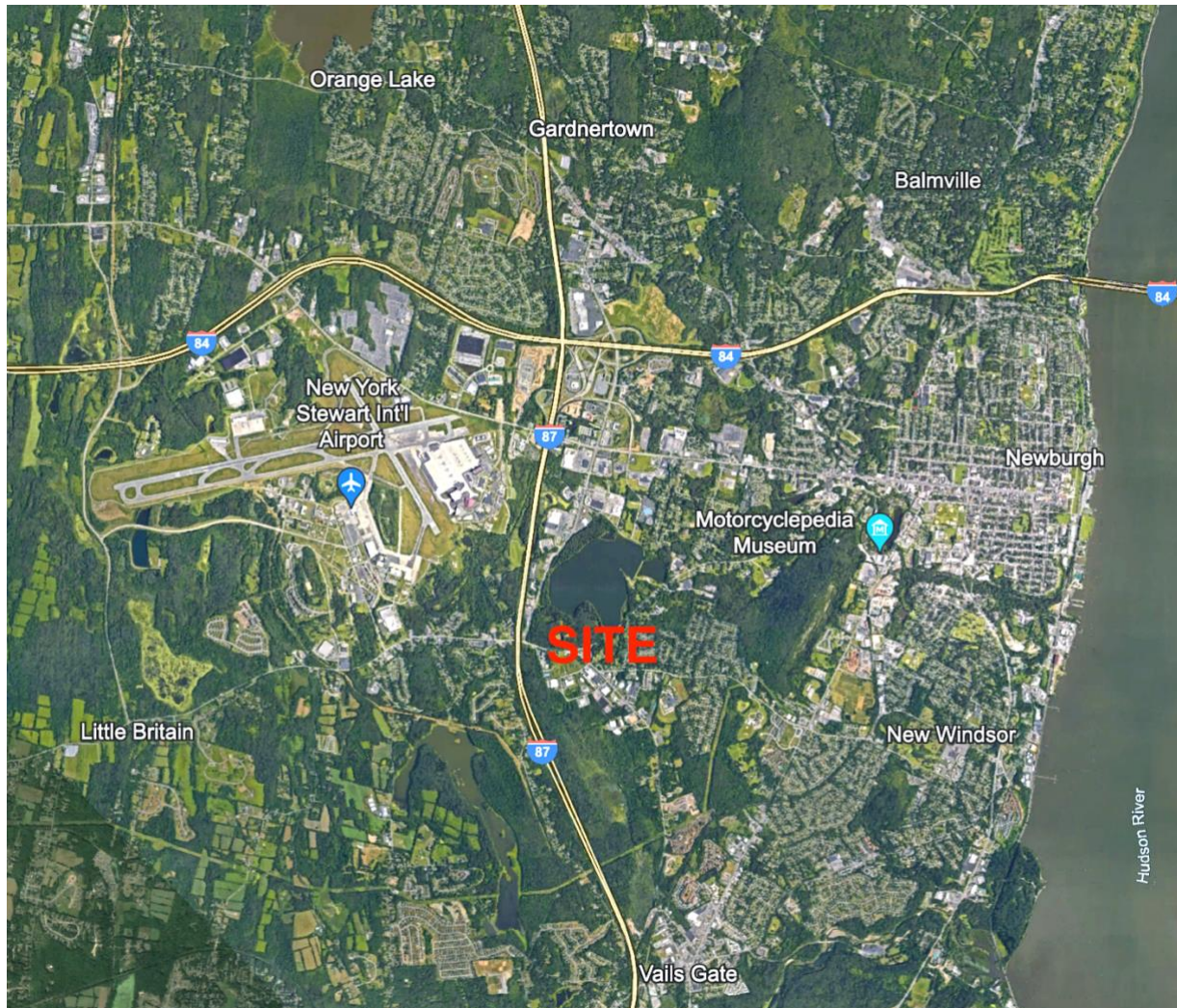
## ZONING LEGEND

### 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)		



## AERIAL MAP





## ZONING

### 300 Attachment 2

#### Town of New Windsor

#### Highway Commercial (HC)

#### Table of Use/Bulk Regulations

[Amended 9-7-2016 by L.L. No. 2-2016; 9-1-2021 by L.L. No. 5-2021]

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right <small>(all uses require Planning Board site plan approval unless otherwise indicated)</small>	Uses Requiring a Special Use Permit <small>(issued by the Planning Board unless otherwise indicated)</small>	Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	Retail stores and banks	Living quarters for not more than 1 family located within each permitted commercial building on each lot for the use of the owner or caretaker of the permitted use or uses housed in such buildings										
2	Service establishments furnishing consumer services but excluding gasoline stations and new or used motor vehicle sales, storage repair or services	Gasoline stations, convenience stores, car washes and car rental facilities, or a combination thereof. Repair garages, including used car sales ancillary to the repair garage not to exceed 10 cars at any given time.	40,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.5	N/A	85%
3		Dry-cleaning establishments										
4		Personal service establishments	Laundromats									

NEW WINDSOR CODE

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>
	<b>Use Permitted by Right</b>  (all uses require Planning Board site plan approval unless otherwise indicated)	<b>Uses Requiring a Special Use Permit</b>  (issued by the Planning Board unless otherwise indicated)	<b>Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)</b>	<b>Minimum Lot Width (feet)</b>	<b>Required Front Yard Depth (feet)</b>	<b>Required Side Yard/ Total Both Yards (feet)</b>	<b>Required Rear Yard Depth (feet)</b>	<b>Required Street Frontage (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Floor Area Ratio</b>	<b>Minimum Livable Floor Area (square feet)</b>	<b>Developmental Coverage (percentage)</b>
5	Clubs, such as fraternal, social, political, etc.	Trailers for business, office and commercial purposes not exceeding 6 months' duration Commercial production studios										
6	Professional, business, executive, administrative, medical and veterinarian offices and buildings											
7	Mini warehouses											
8	Newspaper and job printing	Used car sales	80,000	200	60	30/70	30	50	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%
9	Places of public assembly											
10	Any process of manufacturing, assembly or treatment which is clearly incidental to a retail business or service conducted on the premises											
11	Wholesale sales and incidental storage, provided that all goods shall be stored in fully enclosed structures in conformance with the bulk regulations for buildings											
12	Motor vehicle sales establishment for new motor vehicles. Used motor vehicles sales and repair and service garages shall be permitted only as accessory uses to new motor vehicle sales establishments located on the same site. In no case shall used car sales exceed 1/3 of the sales/display area		80,000	200	60	30/70	30	50	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%

## ZONING

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>
	<b>Use Permitted by Right</b>  (all uses require Planning Board site plan approval unless otherwise indicated)	<b>Uses Requiring a Special Use Permit</b>  (issued by the Planning Board unless otherwise indicated)	<b>Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)</b>	<b>Minimum Lot Width (feet)</b>	<b>Required Front Yard Depth (feet)</b>	<b>Required Side Yard/ Total Both Yards (feet)</b>	<b>Required Rear Yard Depth (feet)</b>	<b>Required Street Frontage (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Floor Area Ratio</b>	<b>Minimum Livable Floor Area (square feet)</b>	<b>Developmental Coverage (percentage)</b>
13	Eating and drinking places, including catering establishments		40,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.5	N/A	85%
14	Indoor and outdoor recreational facilities and structures; see § 300-19 for additional requirements		5 acres	200	100	50/100	50	50	18	N/A	N/A	20% (if indoor) and 60% (if outdoor)
15	Places of worship, including parish houses		3 acres	125	45	20/40	50	70	35	N/A	N/A	85%
16		Commercial dog or veterinary kennels; see § 300-23	10 acres	300	100	100/200	75	50	18	N/A	N/A	20%
17		Private schools and colleges and other education institutions, other than trade and technical schools	20 acres	300	100	100/200	100	100	50	N/A	N/A	20%



NEW WINDSOR CODE

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>
	<b>Use Permitted by Right</b>  (all uses require Planning Board site plan approval unless otherwise indicated)	<b>Uses Requiring a Special Use Permit</b>  (issued by the Planning Board unless otherwise indicated)	<b>Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)</b>	<b>Minimum Lot Width (feet)</b>	<b>Required Front Yard Depth (feet)</b>	<b>Required Side Yard/ Total Both Yards (feet)</b>	<b>Required Rear Yard Depth (feet)</b>	<b>Required Street Frontage (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Floor Area Ratio</b>	<b>Minimum Livable Floor Area (square feet)</b>	<b>Developmental Coverage (percentage)</b>
18		Building and construction material sales and storage with associated equipment storage and incidental servicing of equipment owned by the approved primary user. The Planning Board may require that any outside storage of materials or equipment must be surrounded by a fence or wall of an appropriate height and materials, with height not less than six feet nor more than 10 feet.	80,000	200	60	30/70	30	100	12 inches per foot of distance to the nearest lot line	0.25	N/A	N/A
19	Hotels and motels								12 inches per foot of distance to the nearest lot line			
20	Recreational motor vehicle and mobile home sales and accessory uses subject to the regulations of Chapter 193, Mobile Homes		100,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%

## ZONING

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>
	<b>Use Permitted by Right</b>  (all uses require Planning Board site plan approval unless otherwise indicated)	<b>Uses Requiring a Special Use Permit</b>  (issued by the Planning Board unless otherwise indicated)	<b>Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated)</b>	<b>Minimum Lot Width (feet)</b>	<b>Required Front Yard Depth (feet)</b>	<b>Required Side Yard/ Total Both Yards (feet)</b>	<b>Required Rear Yard Depth (feet)</b>	<b>Required Street Frontage (feet)</b>	<b>Maximum Building Height (feet)</b>	<b>Floor Area Ratio</b>	<b>Minimum Livable Floor Area (square feet)</b>	<b>Developmental Coverage (percentage)</b>
21	Buildings, structures and uses owned and operated by the Town of New Windsor and other essential services		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									