

RALPH'S GARAGE - AUTOMOTIVE SERVICE AND SALVAGE CENTER

SOUTH STREET REDEVELOPMENT SITE

12, 14 & 16 SOUTH STREET, WASHINGTONVILLE, NY 10992



FOR SALE RARE COMMERCIAL REDEVELOPMENT OPPORTUNITY
4.62 ACRES-BUSINESS GENERAL ZONING 336' FRONTAGE

KW COMMERCIAL | HUDSON VALLEY
9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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PROPERTY SUMMARY

12, 14 & 16 SOUTH STREET WASHINGTONVILLE NY



Price:	\$4,650,000
Lot Size:	4.62 Acres
Access:	Direct from South Street
Frontage:	336
Cross Streets:	Rt 94
Signal Intersection:	Rt 94 & Rt 208
Traffic Count:	7168
Zoning:	Business General
Permitted Uses:	Automotive Service Center, Retail
Utilities:	Public Water & Sewer & Electric & Gas
APN:	113-4-2 113-4-3 113-4-4 113-4-5

Property Highlights

- Rare 4.62-acre commercial assemblage comprised of four contiguous parcels with approximately 336 feet of frontage on South Street (Route 208).
- Business General (BG) zoning with public water and sewer, supporting a broad range of commercial and redevelopment opportunities.
- Approximately 9,986 SF of existing improvements, including an automotive service center, body shop/warehouse, and a 5-bedroom, 2-bath residence.
- Transferable New York State auto salvage licenses provide the opportunity to continue the established automotive operation
- One of the Village of Washingtonville's largest commercially zoned redevelopment opportunities, where parcels of this size, visibility, and utility infrastructure are increasingly difficult to find.
- Strategic location along the Monroe-Washingtonville corridor with approximately 7,128 AADT and convenient access to Routes 94, 17M, and the greater Orange County market.
- Excellent redevelopment potential for fuel/convenience, coffee shop, quick-service restaurants, express car wash, retail pad sites, automotive, office, or mixed commercial uses (subject to approvals).

Property Overview

Rare opportunity to acquire a 4.62-acre commercial assemblage consisting of four contiguous parcels with approximately 336 feet of frontage along South Street (Route 208) in the Village of Washingtonville. The property includes approximately 9,986 square feet of existing improvements and is currently operating as a long-established automotive salvage and repair facility with transferable New York State salvage licenses.

Improvements consist of a 2,704 SF one-story, three-bay automotive service building, a 5,540 SF two-story body shop and warehouse, and a 1,742 SF two-story Colonial residence with five bedrooms and two bathrooms. The site offers a rare combination of income-producing improvements and significant redevelopment potential within a highly visible commercial corridor.

Zoned Business General and served by public water and sewer, the property supports a wide range of commercial uses. Its size, frontage, and infrastructure make it suitable for both continued automotive use and future



PROPERTY DESCRIPTION

12, 14 & 16 SOUTH STREET WASHINGTONVILLE NY



Automotive Service Center Owners / Developers

This property represents one of the most versatile commercial opportunities in the Village of Washingtonville, combining existing operational income with long-term redevelopment potential. The site currently supports a fully functioning auto salvage and repair operation, including licensed salvage activity, multiple service buildings, and residential occupancy.

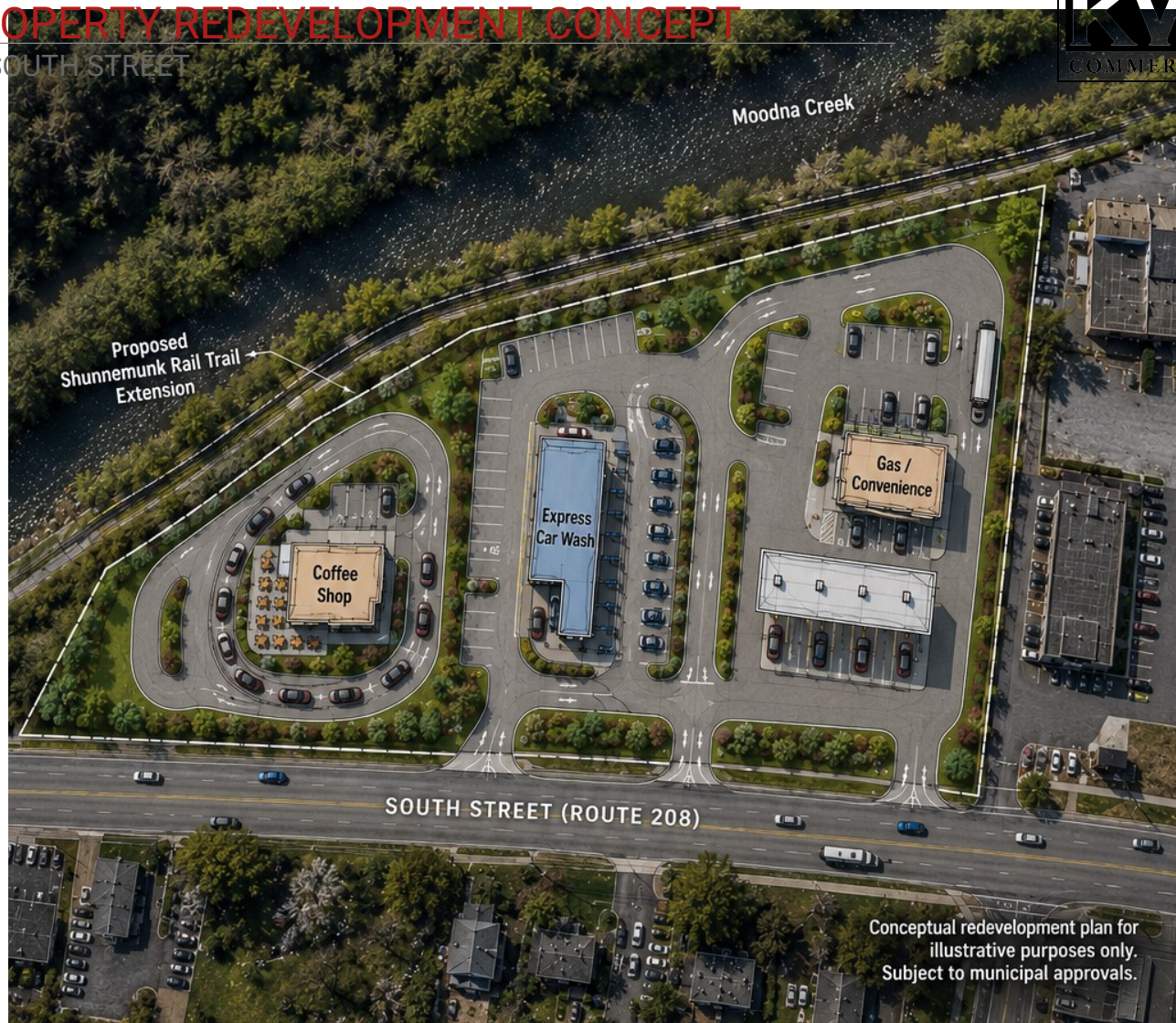
The layout of the site across four contiguous parcels provides strong flexibility for circulation, future subdivision concepts, or phased redevelopment. The existing improvements allow for immediate use, while the underlying Business General zoning provides a broad range of permitted and potential conditional uses.

Subject to municipal approvals, the site is well suited for a variety of commercial redevelopment scenarios including a gas/convenience store, coffee shop, express car wash, quick-service restaurant uses, retail pad development, automotive retail or service uses, professional office space, or mixed-use commercial redevelopment.

With strong frontage, established access, and municipal utilities in place, the property is positioned as a rare near-village redevelopment opportunity in a supply-constrained market.

PROPERTY REDEVELOPMENT CONCEPT

12 SOUTH STREET



WHY THIS REDEVELOPMENT OPPORTUNITY STANDS OUT



PRIME COMMERCIAL LOCATION

- Route 208 corridor
- Minutes to Routes 94 & 208
- **7,128 AADT**



RARE 4.62-ACRE COMMERCIAL ASSEMBLAGE

- Four contiguous parcels
- One of the Village's largest commercially zoned sites



336' OF ROUTE 208 FRONTAGE

- Excellent visibility
- Strong access



BUSINESS GENERAL (BG) ZONING

- Public water & sewer
- Broad commercial uses



EXCEPTIONAL REDEVELOPMENT POTENTIAL

- Gas / Convenience
- Coffee Shop
- Express Car Wash
- Automotive & Retail



PUBLIC UTILITIES

- Water
- Sewer
- Existing infrastructure



GROWING TRADE AREA

- Monroe
- Washingtonville
- Future Shunnemunk Rail Trail
- Regional commercial corridor

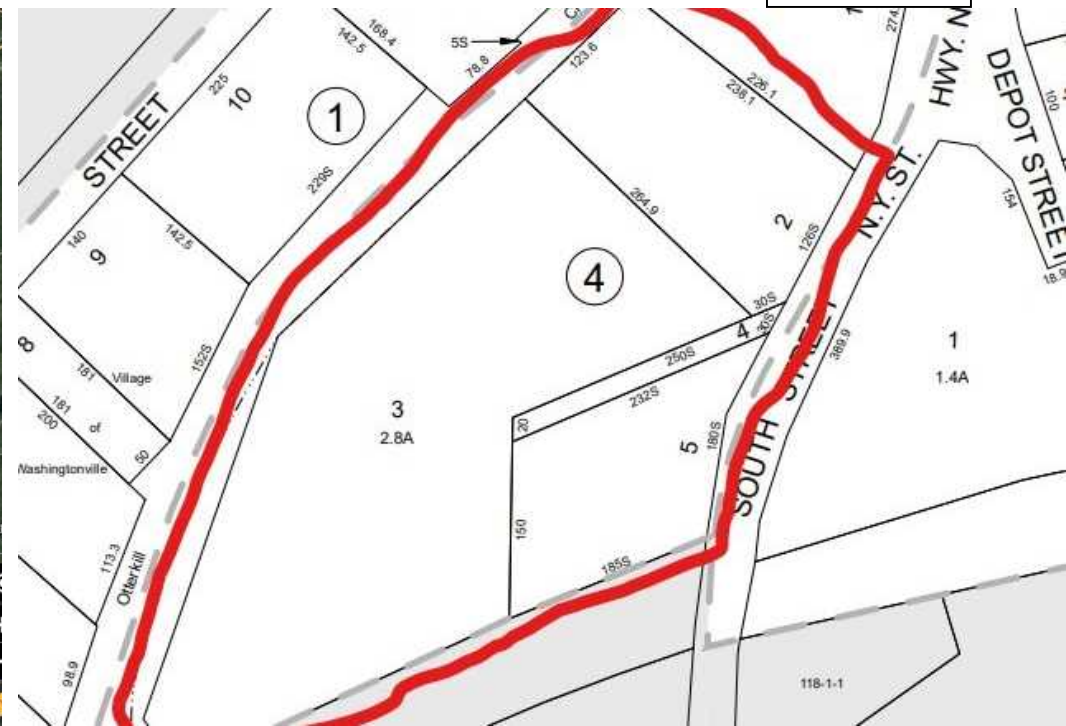
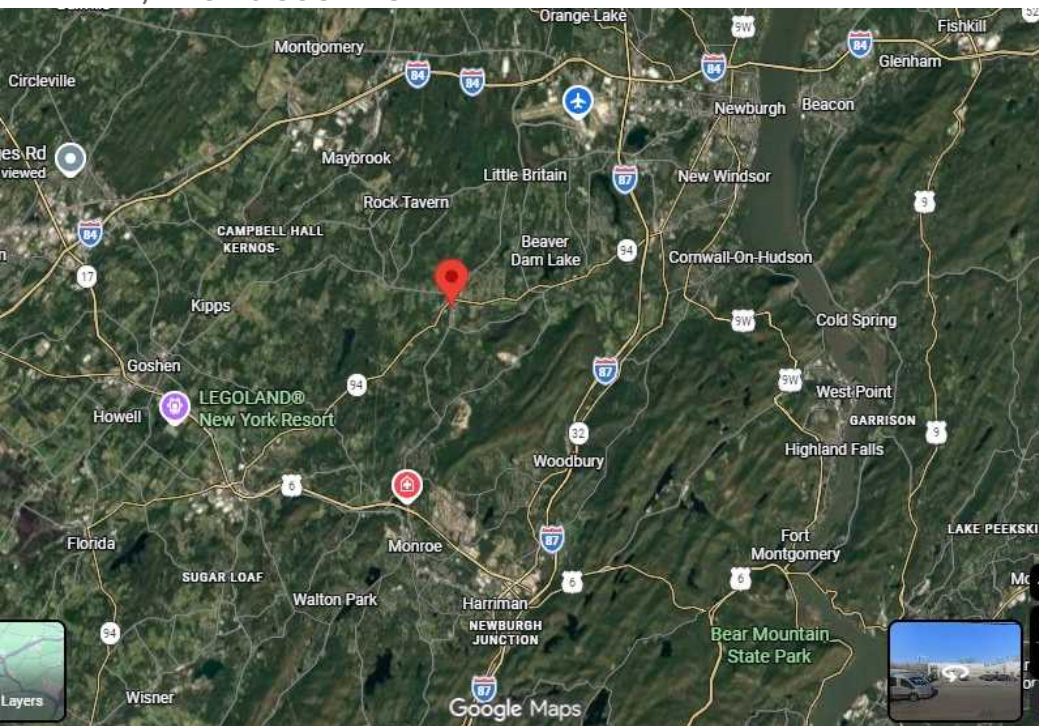
PROPERTY PHOTOS

12, 14 & 16 SOUTH STREET WASHINGTONVILLE NY



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MEET OUR TEAM

12 SOUTH STREET



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

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