

DEVELOPMENT SITE FOR SALE

3 SOUTH TERRACE | 8-10 LINDA PLACE FISHKILL NY 12524



PROPERTY HIGHLIGHTS

- ◇ **Exceptional visibility and accessibility along Route 9**
- ◇ **Located near the heart of the Village of Fishkill**
- ◇ **High-traffic area (30,000 AADT)**
- ◇ **Surrounded by a thriving commercial corridor with office parks, medical centers, hotels, restaurants, and major retailers**
- ◇ **Zoned for a wide range of business opportunities (GB)**

For Sale \$995,000

This 1.64-acre site offers a rare opportunity to establish your business in one of Dutchess County's most active commercial zones. With strong daily traffic and proximity to major highways, it's perfectly positioned for businesses seeking exposure and convenience. Ideal for HVAC/plumbing wholesale, electrical equipment wholesale, veterinary clinic, and motor vehicle sales and service.

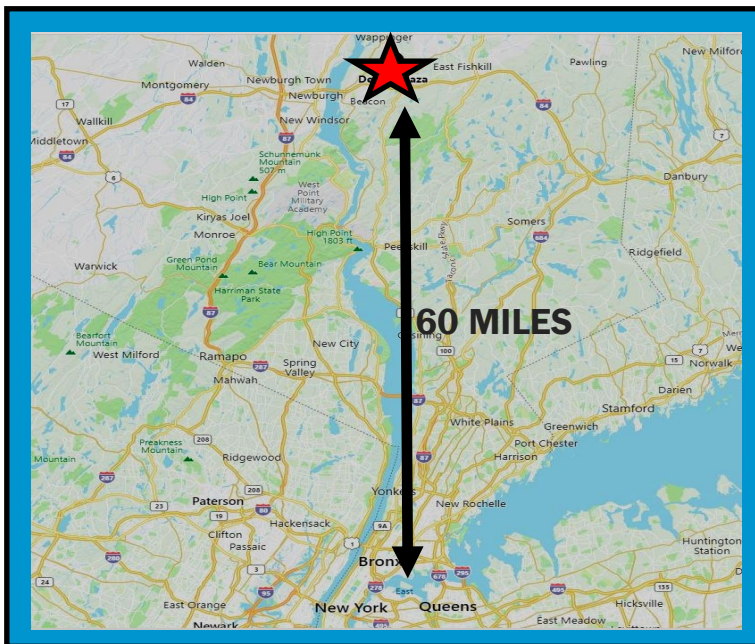
Ted A. Petrillo
Real Estate Broker
200 Westage Business Center
Suite 120
Fishkill, NY 12524
Phone: 845.897.3800
Email: tapetrillo@westage.com

WESTAGE
MANAGEMENT, LLC
COMMERCIAL REAL ESTATE SERVICES

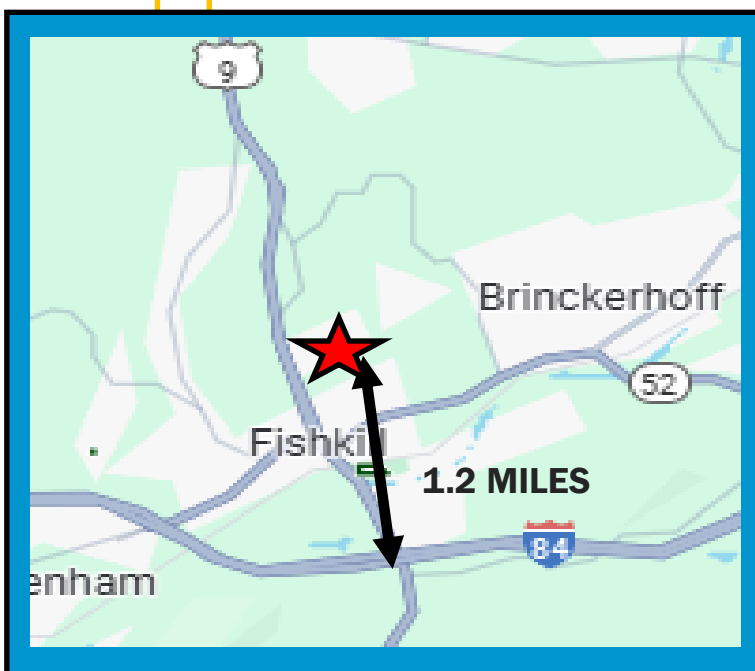
Dillon Petrillo
Real Estate Salesperson
200 Westage Business Center
Suite 120
Fishkill, NY 12524
Phone: 845.897.3800
Email: djpetrillo@westage.com

Why This Property?

This 1.64-acre assemblage is strategically positioned on the east side of Route 9, just 0.6 miles from Route 52 and less than 2 miles from I-84. Located near the heart of the Village of Fishkill, the site offers prime frontage along Route 9 within a General Business (GB) zoning district, which experiences an average daily traffic count of approximately 30,000 vehicles. The property presents a valuable opportunity for businesses seeking maximum visibility and accessibility. It is situated near a vibrant commercial corridor featuring office complexes, medical facilities, hotels, restaurants, and a variety of retail establishments—making it an ideal location for a wide range of commercial uses.



60 miles from NYC
1.2 miles from I-84
10 miles from Stewart International Airport



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