



**VEHICLE SERVICE/AUTO SALES FOR SALE**

**375-379 N Street, Middletown, NY**

**\$1,700,000**



**375-379 N Street – Five (5) Service Bays**



**Separate Vehicle  
Private Parking Lot**



**Two Bay – Open Space Available**



**Three Bay – With Multiple Lifts**

**PROPERTY OVERVIEW**

**Building Size: +/- 6,800 SF    Taxes: +/- \$30,000**  
**Lot Sizes:**    375 = 57x 100 frontage and depth  
                      377 = 42x 100 frontage and depth  
                      379 = 84x 102 frontage and depth  
                      377- 379 Rear = 65 x 124 frontage and depth  
**Price:            \$1,700,000 (Priced at \$250 PSF)**

Properties are Zoned C-1 and can ideally be used for servicing vehicles, auto sales, storage, etc. Offering is a package of all four parcels which includes a separate large outside parking lot and a large lower interior storage area with a large lower outside area. Can be purchased fully vacant or with existing tenant.

**DETAILS**

**Features:**

- \*Zoned Vehicle Service & Auto Sales;
- \*Four Separate Parcels; \*Multiple Office Areas;
- \*Multiple Bathrooms; Large Lower Storage Area;
- \*Large Lower Rear Open Area;
- \*Compressor Room; \*5 Large 14' Drive-In Bays;
- \*Separate Parts Room; \*Radiant Heat;
- \*120/240 Single Phase Power;
- \*Separate Private Parking Lot;
- \*Constructed in 1942 with Reinforced Concrete;
- \*NO Underground Tanks; and much more.
- \*Easily Accessible from NYS Thruway – Exit 120W.

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