



1048 Route 9W

1048 Route 9W, Fort Montgomery, NY 10922

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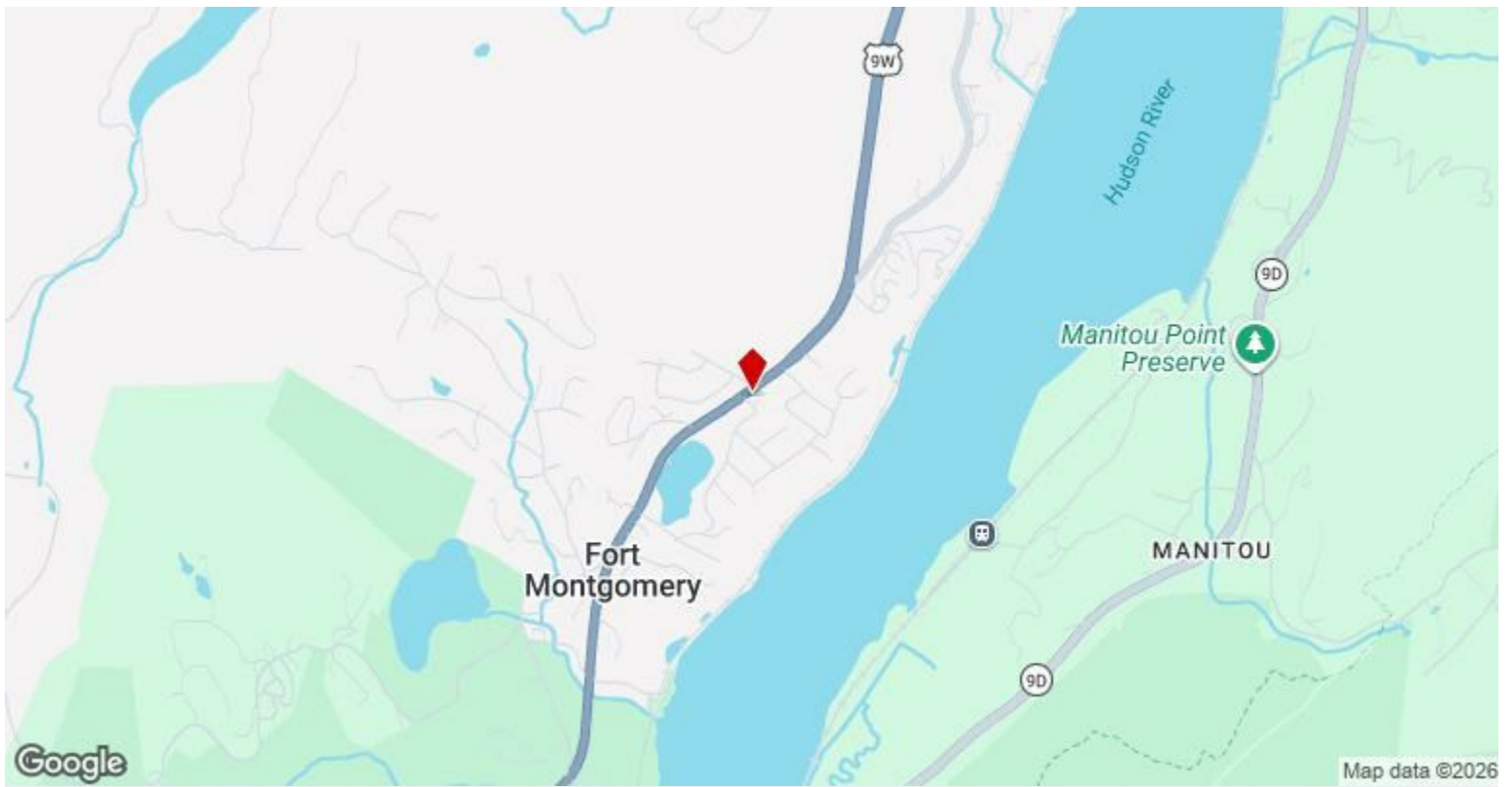
\$495,000

Prime visibility along Route 9W, a high-traffic corridor with approximately 35,000 vehicles daily. Ideally situated near Bear Mountain and just minutes from the U.S. Military Academy at West Point. Features include a basement storage area, with surrounding businesses such as a Chevrolet dealership, Dunkin' Donuts, Holiday Inn, and a fitness center contributing to strong customer draw. Additional 0.42 AC land property available....

- Exceptional Route 9W frontage with high daily traffic counts.
- Minutes from Bear Mountain State Park and the U.S. Military Academy at West Point.
- Quick access to Palisades Interstate Parkway, Interstate 87, and Bear Mountain Bridge.
- Located within a vibrant Orange County destination supported by local residents and tourist activity.



Price:	\$495,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.53 AC
Gross Building Area:	2,360 SF
Sale Conditions:	High Vacancy Property
No. Stories:	2
Year Built:	1970
Parking Ratio:	2.12/1,000 SF
Zoning Description:	Commercial property
APN / Parcel ID:	333689-012-000-0003-041.000-0001
Walk Score ®:	20 (Somewhat friendly)



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