

INTRODUCING

139 Windsor Highway

NEW WINDSOR, NY

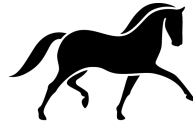


FOR SALE
Development Site
6.78 Acres



HOULIHAN LAWRENCE
COMMERCIAL

HVNY by law
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139 Windsor Highway

NEW WINDSOR, NY

\$1,950,000

OFFERED AT

6.78

ACRES

- 6.78 acres of development land on NYS Highway between Newburgh and Vails Gate Five Points in Orange County, N.Y.
- Take advantage of conditional Assisted Living approvals or as-of-right Highway Commercial (HC) zoning (Retail, Office, Medical, Warehousing)
- Conditional Approvals in place for Assisted Living Facility for 132 Units and 188 Beds (survey, plans and renderings available)
- Permitted Uses includes Truck/Auto Sales/Terminal/Repair, Mini Warehouses, Indoor/Outdoor Recreation, Showroom w/ Offices/Storage, Hotel/Motel, Food Service
- Current Taxes are \$25,000
- Municipal Water and Sewer on the street
- Highly motivated seller looking for an experienced developer or owner-user to make a reasonable offer with minimal contingencies



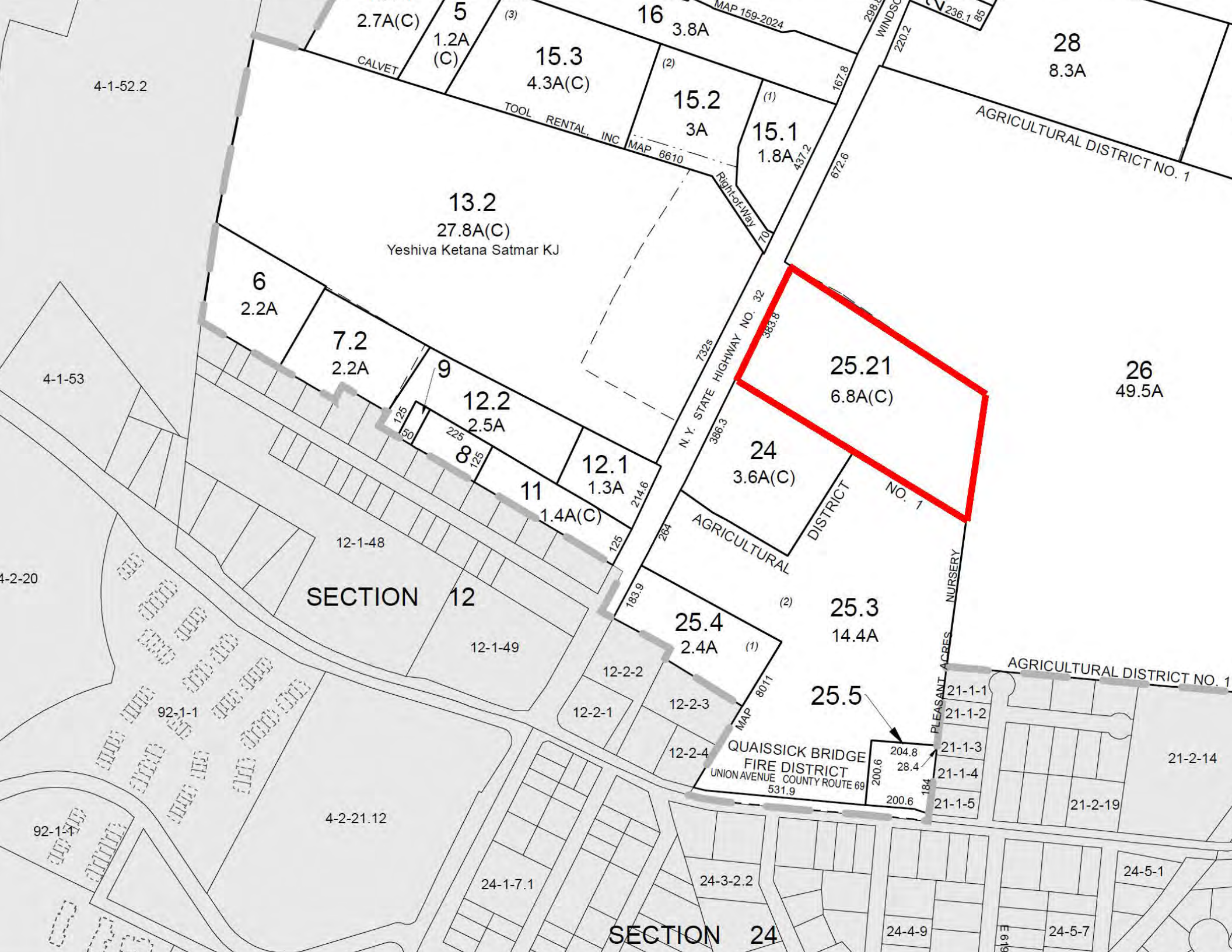
Property Details

TYPE	Commercial Land
ZONING	HC
LOT SQ FT	296,208 SF
LOT SIZE	+ / - 6.78 AC
TAXES	\$25,000
APPROVALS	Approved Plan





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TEAM **HVNY** @kw
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CONTACT US FOR MORE INFORMATION



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