

The RIVER STREET Portfolio

Asking Price

Contact Listing Agent
For Pricing Details

Warrensburg Commercial and Residential
Properties for Sale

Contact us for more information



Welcome to the **RIVER STREET** Portfolio

Welcome to the River Street Portfolio in Historic Warrensburg: The Gateway to the Adirondacks! Nestled amidst the stunning landscapes of the southern Adirondacks, Warrensburg stands as a beacon of historic charm, bustling commerce, and endless recreational opportunities.

Imagine being at the crossroads of history, commerce, and leisure, where over 13,000 vehicles traverse daily through the vibrant intersection of Main, Elm, and Hudson Streets, right by the iconic Floyd Bennet Memorial Park. This corridor is primed for revitalization, with a ripe opportunity for strategic investments that will transform residential units, retail spaces, and business prospects into a vibrant thoroughfare between major tourist destinations in Lake George and Gore Mountain.

Warrensburg isn't just a town; it's a community on the rise, thanks to a decade-long commitment to infrastructure, streetscapes, emergency services, and parks. The current owner has laid the foundation for a vision of prosperity and vitality.

But this vision extends beyond local borders. As the Capital Region flourishes and neighboring giants like Global Foundries and Gore Mountain thrive, Warrensburg is positioned to play a pivotal role in regional economic development. The River Street Portfolio offers a tremendous opportunity to invest in better housing, more jobs, and increased tourism that will preserve the very essence of Warrensburg—its historic landmarks and charming public spaces—for generations to come.

Join us in unlocking Warrensburg's potential. Here, history meets opportunity, and the gateway to the Adirondacks awaits your investment.

Introducing Our

FEATURED PROPERTIES



95 River St | Lotus Auto Xperts

Current home to Lotus Auto Xperts, a full-service Auto Repair turnkey Business. The automotive shop consists of 2,232 sqft of prime retail space. The property sits on a 0.3-acre lot and has excellent street exposure with more than 50 prime parking spots with the frontage. The Business comes with a repeat customer base.



99 River St | Day Care Bldg.

Currently home to fully operational Daycare Center, which will be vacant shortly, as they transition to a bigger space with growing needs. The building consists of 4,800 sqft of the space. Structure walls are on exterior walls and the space is an ideal convert to a Residence, Senior Housing, Usable Warehouse, or flex space. Built in 1994, there is ample parking in front and back.



101 River St | Corporate Office

Home to former Corporate Headquarters as Office space, this renovated barn structure. It underwent a tremendous number of custom alterations to house corporate offices, that include recreation areas, more than 50 parking spots and a historical beauty. The interior sets up well for continued office use or adaptive reuse of the space in numerous options based on the zoning. This office also sits. Adjacent to two vacant land parcels available that are approximately 3 Acres, that can be used for Parking, building and various other custom ideas. The building could easily be converted into residential / shared habitable spaces.



Open Lot 1

An 'open lot' adjacent to the large building presents a unique opportunity for versatile development within the confines of zoning regulations. Whether designated for parking, new residential units, or commercial ventures, this expansive space not only complements the existing structure but also enhances its appeal. Nestled discreetly away from the main thoroughfare, it offers unparalleled privacy, making it an invaluable asset to the property / Portfolio.



Open Lot 2

An 'open lot' adjacent to the large building presents a unique opportunity for versatile development within the confines of zoning regulations. Whether designated for parking, new residential units, or commercial ventures, this expansive space not only complements the existing structure but also enhances its appeal. Nestled discreetly away from the main thoroughfare, it offers unparalleled privacy, making it an invaluable asset to the property / Portfolio.



95 RIVER ST.

Lotus Auto Xperts

Available:
Existing Automotive Shop fully leased

Size:
2,232 SQFT

Asking Price:
\$325,000

Annual Real Estate Taxes:
\$1,790

Parking:
Yes - 50 spots

Highlights:

Adjacent to the barn, 95 River Street presents a turnkey business opportunity with endless possibilities, from a garage or warehouse to a showroom, catering to the demand for services such as motorcycle repair, auto detailing, tire shops, and power sports garages.

Equipped with three active bays, operating machinery, office space, and ample parking, it stands ready to welcome entrepreneurial ventures seeking to fill gaps in the local market. The huge, paved parking lot is not something that can be ignored.

- Established NNN retail tenant with excellent community reputation
- Great street presence along River Street
- Plenty of Parking
- Well-maintained property and lot
- Proudful owner that is respected in the Community
- Minutes from I-87
- Most centrally-located Automotive Shop in Warrensburg

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Certified NYS Inspection & Registration Site

01



The Automotive Shop from River Street

02



99 RIVER ST.

Day Care Bldg

Available:

Convertible 4,800 SQFT space formerly used as Daycare. Can be gutted to reveal clear space warehouse space.

Size:

4, 800 SQFT

Asking Price:

\$450,000

Annual Real Estate Taxes:

\$6,794

Parking:

Yes - 20 spots

Highlights:

Further down the corridor, 99 River Street beckons with its potential for conversion, offering a blank canvas for modification into various configurations. Currently configured as a daycare facility, its interior spaces, including multiple rooms, attached bathrooms, a kitchen, and laundry setup, can be repurposed to accommodate a range of businesses or residential needs.

- Centralized Heating and Air Conditioning
- Ample paved Parking in the front, as well as the rear of the building
- 4,800 SQFT interior with exterior support walls
- Building is equipped with security cameras surrounding the building
- Updated electric door locks, including doorbell alert system
- ADA compliant entrances and bathrooms
- Ample parking on site with 20 parking spaces
- Minutes from I-87 Exit 23
- Possible site for redevelopment as flex warehouse space or adaptive reuse of space for residential use.

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Interior Hallway of Daycare

01



Daycare Classroom setup

02



101 RIVER ST.

Corporate Office

Available:

Former Barn and Industrial space turned Corporate Office, with tremendous amount of upgrades throughout

Size:

5,888 SQFT

Asking Price:

\$759,999

Annual Real Estate Taxes:

\$4,255

Possible Use:

Industrial Building serving as office, but can be converted to Industrial use, Residential Use or other.

Highlights:

101 River Street stands as a testament to timeless elegance, fully restored to its former glory and equipped with modern amenities, including wood-finish interiors, central air conditioning, security systems, and ADA compliance, offering a versatile space for corporate offices, warehousing, or commercial ventures.

- Former Industrial Space function as barn has undergone over \$XXX,XXX in renovations and upgrades throughout, including, electric, plumbing, lighting, flooring, insulation and a new roof in 20XX.
- FULLY Restored building with modern amenities
- Currently equipped with:
 - Historically restored Wood finish Interiors
 - New Furnace(s)
 - Central Air Conditioning
 - 2 Conference Spaces (Private & Semiprivate)
 - ADA Compliant with Restrooms and Lift
 - Multiple Entrances and Exit to the Building
 - Very Large Parking Lot in Front & Back of the Building
 - Multiple Kitchen Areas
 - Multiple Bathrooms
 - Security System
 - Modern fixtures
 - Provision for Loading Docks
 - Large Warehousing Space
- Commercial extravaganza featuring 10000+ square feet of fully renovated Office building with a Dozen Offices. A never seen before construction within a historical building, with space, luxury and Passion written all over it.

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Interior Executive Office

01



Common Hall and Stairwell

02



Conference Room

03



Main Hallway with Offices

04



Entry Lobby

05



Entry Lobby

06



1

Open Lot

Available:
Nearly 1 acre wooded site

Size:
42,253 SQFT

Asking Price:
Included in Asking Price for 101 River Street

Annual Real Estate Taxes:
\$137

Zoning:
Residential/Recreational

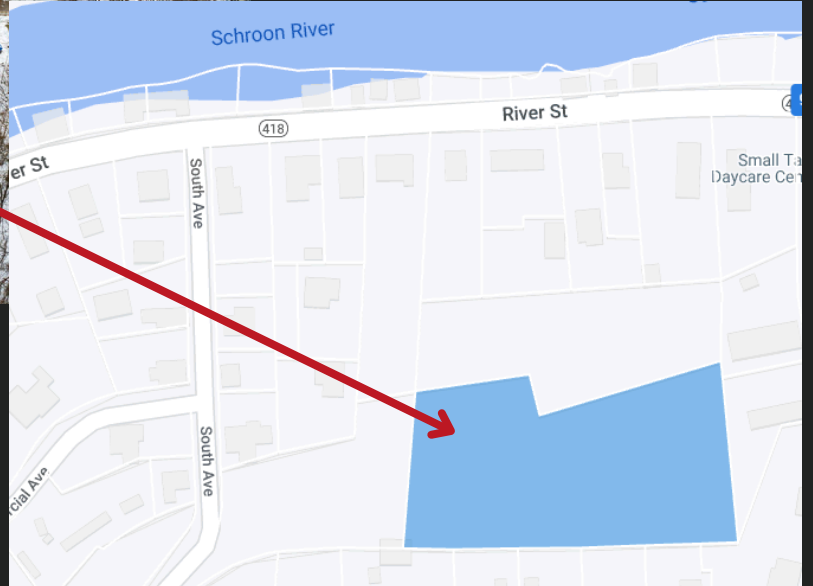
Highlights:

- Wooded lot available for development
- Multitude of uses available based on Zoning
- Adjacent to existing River Street Portfolio Assets
- Being sold along with 101 River Street as a package

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2

Open Lot

Available:

1.7 Acre Wooded site

Size:

74,788 SQFT

Asking Price:

Included in Asking Price for 101 River Street

Annual Real Estate Taxes:

\$137

Zoning:

Residential/Recreational

Highlights:

- Wooded lot available for development
- Multitude of uses available based on Zoning
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RESIDENTIAL & COMMERCIAL
PROPERTIES FOR SALE

RIVER STREET



[View Our Video Presentation](#)

The River Street properties stand as a corridor to the true origin of Warrensburg, embodying the essence of the original business district and serving as a direct pathway for all traffic to Thurman and surrounding towns.

Nestled on almost 6 acres of prime real estate, these properties boast an unparalleled location advantage, situated less than a 5-minute drive from Exit 23 on I-87, merely one exit away from the bustling hubs of Lake George and Bolton Landing.

At the heart of this portfolio lies a diverse array of opportunities, each property offering unique potential for investment and development.

A Comprehensive Real Estate "Dream Deal" for the largest part of Truly Historical Landmarks in Warrensburg, NY, reliving History and creating a never seen before Prospect.