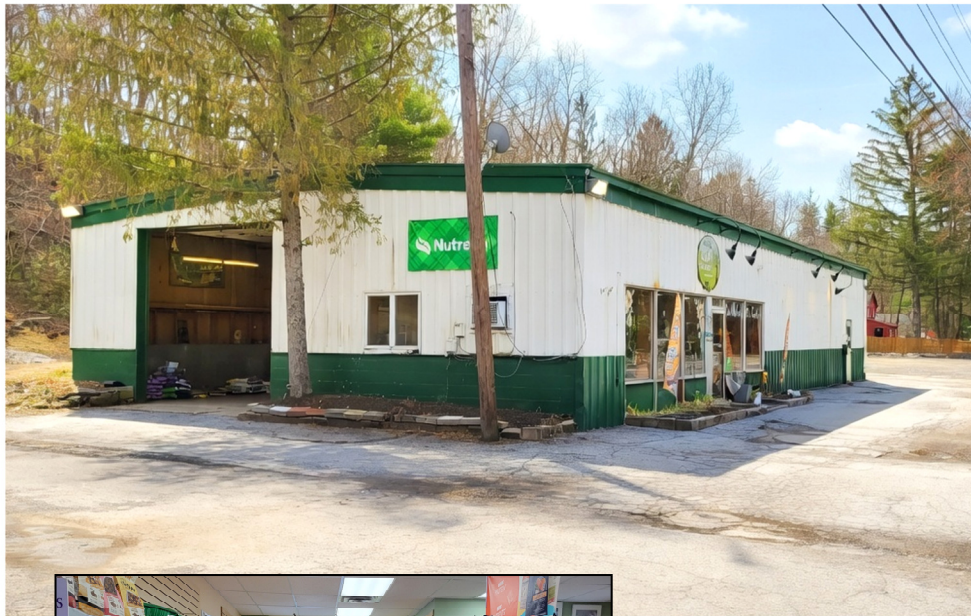


High Visibility Retail Corner

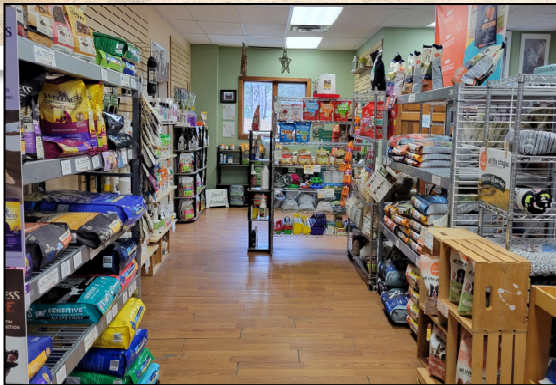
609 Route 208– Gardiner, NY

Flexible Commercial HC Zoning



FOR SALE

- ±3,200 Square Feet
- Clear Span Metal Bldg
- Drive Thru Doors at Ends
- ±13' Ceilings
- Currently Configured as Retail Pet Food Store
- With associated Warehouse Storage
- 0.9 Acres Commercial



25+ Private Car Parking Lot

For Sale \$699,000



Building Better Communities With....



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



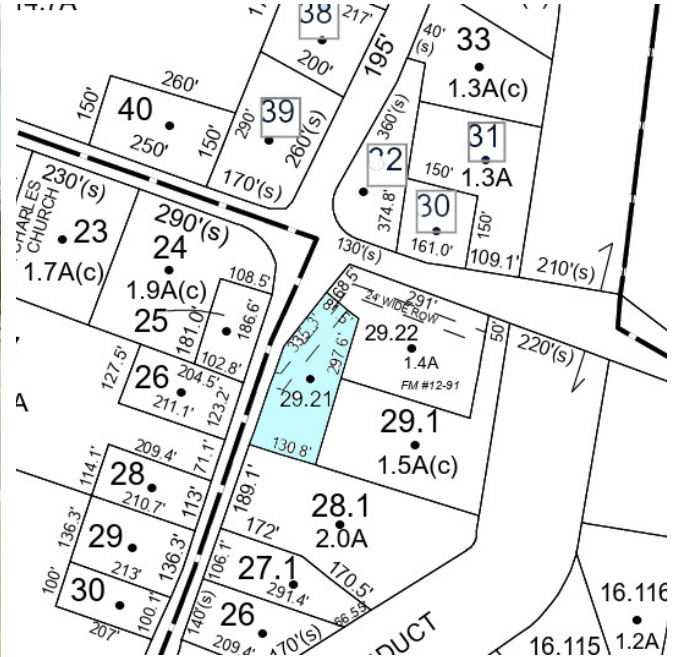
Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

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MULTIPLE POTENTIAL USES



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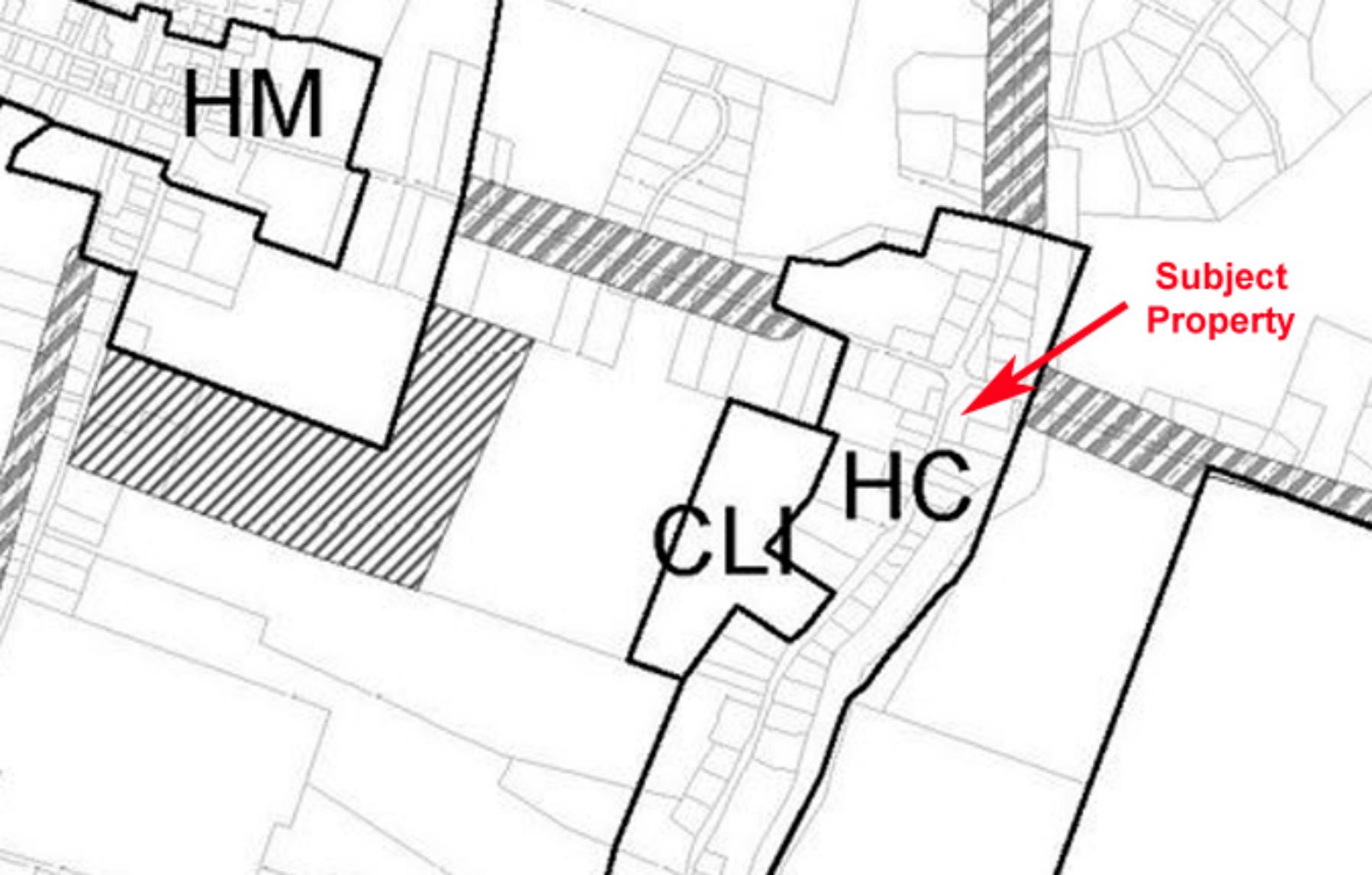


Dennis Gillespie

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HM

Subject
Property

CL4 HC

SURVEY FOR:
ICP PROPERTIES, LLC

609 NYS ROUTE 208, TOWN OF GARDINER, COUNTY OF ULSTER, STATE OF NEW YORK

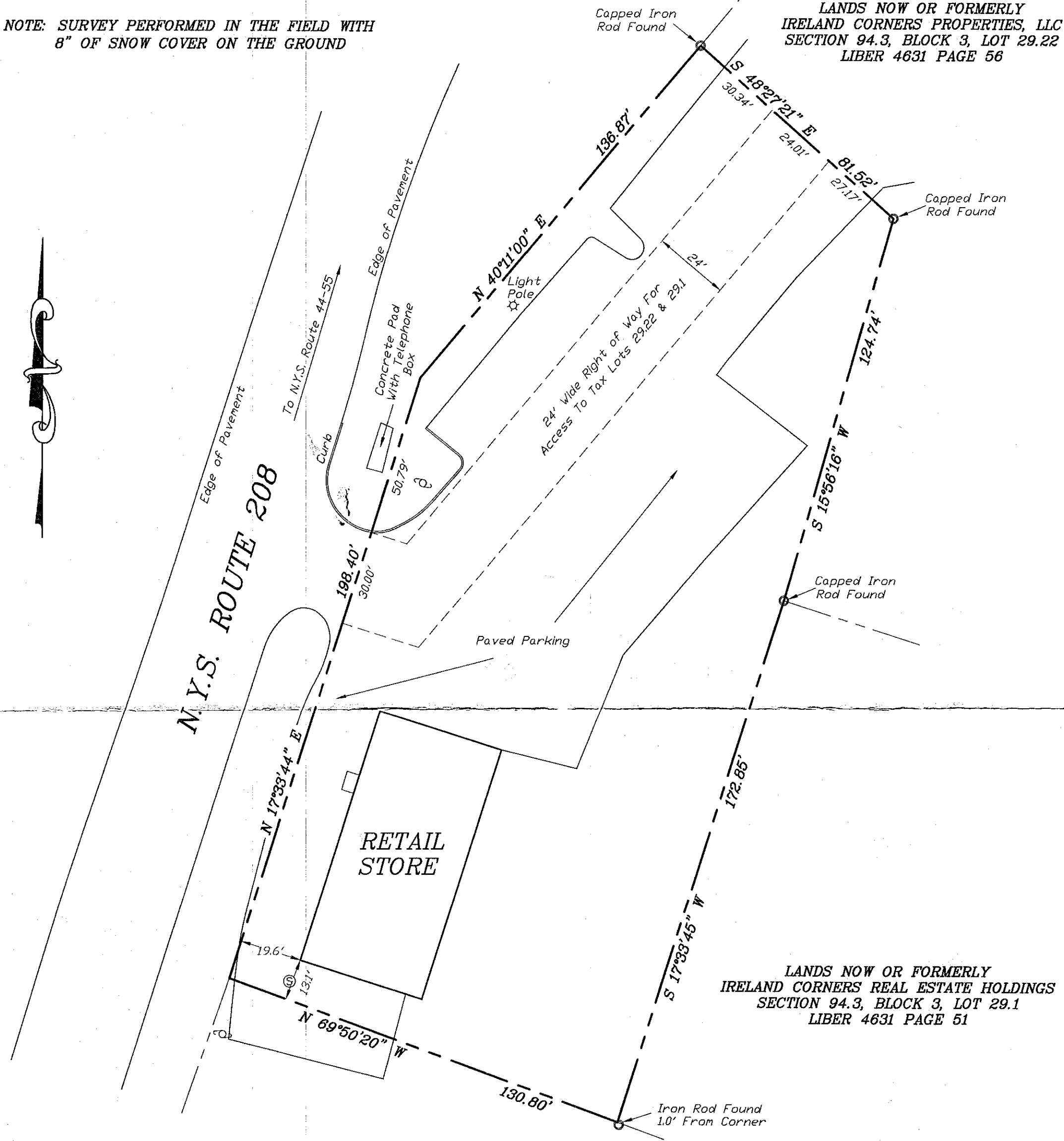
SCALE: 1"=30' DATE: JANUARY 22, 2018

TAX MAP DESIGNATION: SECTION 94.3, BLOCK 3, LOT 29.21

DEED REFERENCE: LIBER 4631 PAGE 56

ACREAGE: 37,922 SQ. FT. - 0.87± ACRES

NOTE: SURVEY PERFORMED IN THE FIELD WITH
8" OF SNOW COVER ON THE GROUND



LANDS NOW OR FORMERLY
IRELAND CORNERS PROPERTIES, LLC
SECTION 94.3, BLOCK 3, LOT 29.22
LIBER 4631 PAGE 56

LANDS NOW OR FORMERLY
IRELAND CORNERS REAL ESTATE HOLDINGS
SECTION 94.3, BLOCK 3, LOT 29.1
LIBER 4631 PAGE 51

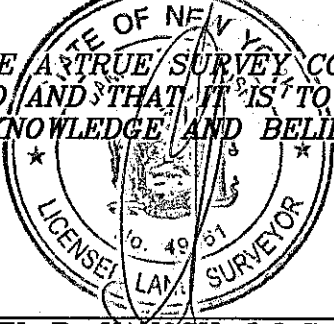
LANDS NOW OR FORMERLY
GELLER
SECTION 94.3, BLOCK 3, LOT 28.1
LIBER 5833 PAGE 322

JANUARY 23, 2018

CERTIFIED TO:

ICP PROPERTIES, LLC
B & K ABSTRACT CORP.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EMPIRE STATE CERTIFIED DEVELOPMENT CORPORATION
U.S. SMALL BUSINESS ADMINISTRATION
WALDEN SAVINGS-BANK

TO BE A TRUE SURVEY COMPLETED IN THE
FIELD AND THAT IT IS TO THE BEST OF
MY KNOWLEDGE AND BELIEF CORRECT.



DANIEL P. YANOSH, L.L.S.
N.Y.S. LIC. # 49561

SURVEY NOTES:

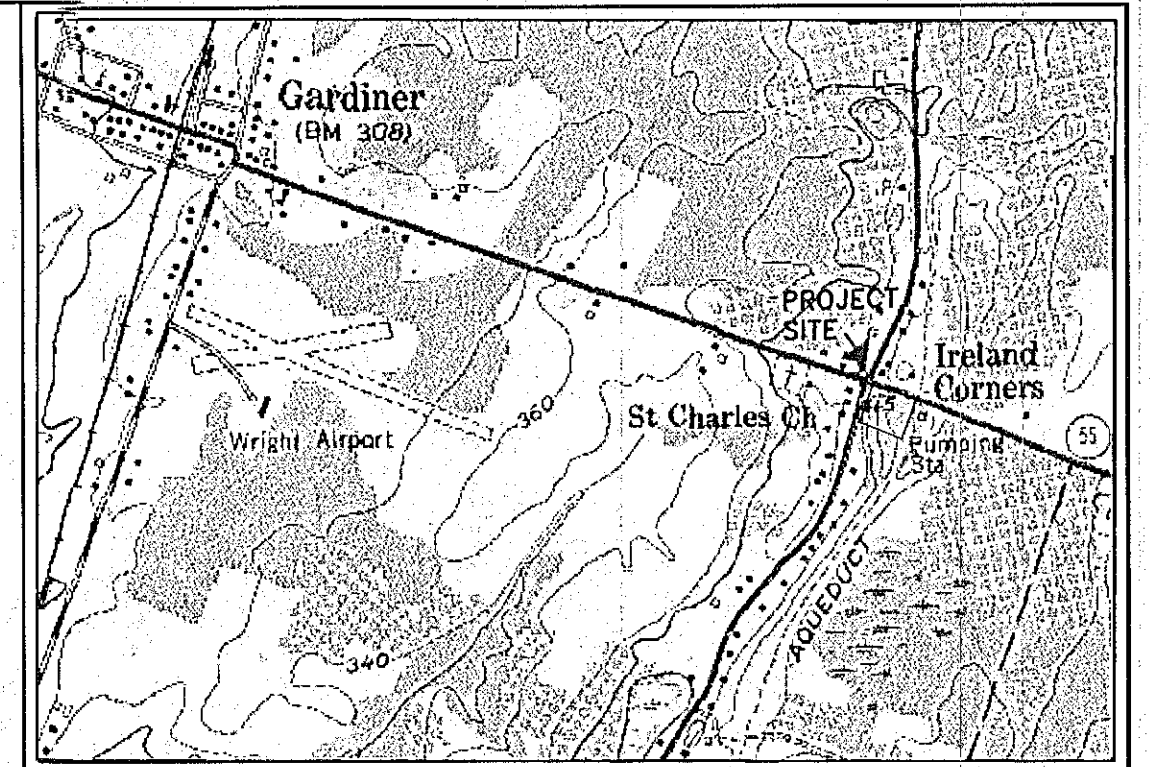
1. CERTIFICATIONS INDICATED HEREDON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. SUBJECT TO AND UP TO DATE ABSTRACT OF TITLE. SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.

DANIEL P. YANOSH, L.L.S.

26 COUTANT ROAD
P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919

PHONE #: (845) 361 - 4700
FAX #: (845) 361 - 4722

DRAWN BY: DPY JOB # 2017-078



LOCATION MAP
SCALE: 1" = 2,000'

LOT 29.1 ZONING REQUIREMENTS
HC... HAMLET - COMMERCE DISTRICT

	USE "C" AUTOMOBILE SALES	USE "D" AUTOMOBILE REPAIR	PROVIDED
MIN. LOT AREA	80,000 SQ. FT.	40,000 SQ. FT.	99,038 SQ. FT.
MIN. LOT WIDTH	200 FT.	150 FT.	320 FT.
MIN. YARD SETBACKS:			
FRONT	50 FT.	40 FT.	94 FT. EXISTING 18 FT.
SIDE	30/60 FT.	20/40 FT.	60 FT. EXISTING 14 FT.
REAR	30 FT.	30 FT.	35 FT.
SIDE & REAR DEPTH	30 FT.	10 FT.	
MIN. STREET FRONTAGE	200 FT.	150 FT.	290 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.

MAP REFERENCE

BOUNDARY LINE DATA HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY JOHN H. DIPPLE, LLS DATED 9/18/84

TAX MAP REFERENCE

SECTION 94.3, BLOCK 3, LOTS 29.1 & 29.2

APPROVED BY THE
TOWN OF GARDINER PLANNING BOARD

LOT 29.2 ZONING REQUIREMENTS
HC... HAMLET - COMMERCE DISTRICT

	USE "B" ONE FAMILY DETACHED	USE "E" OFFICE BUILDING	PROVIDED
MIN. LOT AREA	40,000 SQ. FT.	15,000 SQ. FT.	71,708 SQ. FT.
MIN. LOT WIDTH	150 FT.	100 FT.	175 FT.
MIN. YARD SETBACKS:			
FRONT	50 FT.	30 FT.	50 FT.
SIDE	30/80 FT.	*	
REAR	50 FT.	30 FT.	35 FT.
SIDE & REAR DEPTH	10 FT.	*	
MIN. STREET FRONTAGE	50 FT. +	50 FT. +	50 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.

* SEE SECTION 30.43a - STRUCTURE OF ADJACENT LOT
+ SEE SECTION 30.43c

PARKING REQUIREMENTS

ONE SPACE REQUIRED PER 350 SQ.FT. BUILDING AREA

LOT 29.1 TOTAL BUILDING AREA = 15,447 SQ.FT.
REQUIRED: 20236/350 = 58 SPACES

BUILDING #1 AUTO BODY SHOP
EMPLOYEE PARKING = 12 SPACES
CUSTOMER PARKING = 31 SPACES
STORAGE PARKING = 24 SPACES
PROVIDED: = 67 SPACES

BUILDING #2 AUTO SALES & REPAIR
EMPLOYEE & REPAIR LAYOVER PARKING = 29 SPACES
CUSTOMER PARKING = 33 SPACES
DISPLAY PARKING = 25 SPACES
OVERFLOW PARKING = 8 SPACES
PROVIDED: = 95 SPACES

LOT 29.2 TOTAL BUILDING AREA = 6700 SQ.FT.
REQUIRED: 6700/350 = 19 SPACES
PROVIDED: = 34 SPACES

LEGEND

===== ..PROPOSED DRAINAGE PIPE
..... PROPOSED DIRECTION OF DRAINAGE FLOW
..... PROPOSED DRAINAGE TRENCH
LP. PROPOSED LAMP POST LOCATION (S)

SITE PLAN
FOR
IRELAND CORNERS GARAGE

SITUATE
ROUTES 44-55 AND ROUTE 208
TOWN OF GARDINER
ULSTER COUNTY, NEW YORK

FEBRUARY 3, 1997

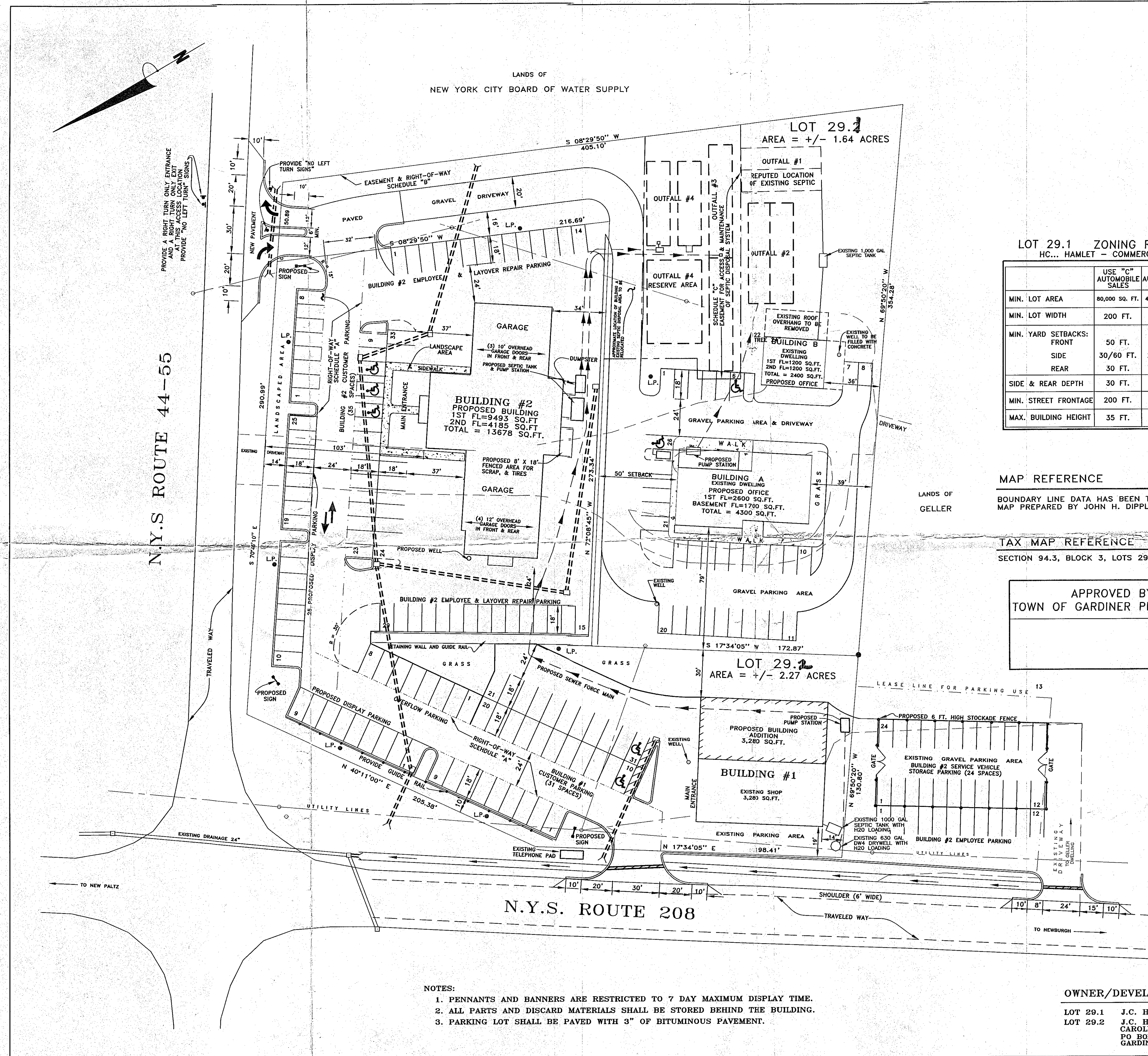
REVISED: MARCH 17, 1997
REVISED: JUNE 2, 1997
REVISED: DECEMBER 19, 1997
REVISED: MARCH 26, 1998
REVISED: JULY 7, 1998
REVISED: AUGUST 10, 1998
REVISED: SEPTEMBER 15, 1999
REVISED: OCTOBER 27, 1999 (BLDG.FOOTPRINT)

SCALE: 1" = 30'

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK, (914) 687-0047

Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK, L.C. NO. 50142

SHEET 1 OF 7



- NOTES:
1. PENNANTS AND BANNERS ARE RESTRICTED TO 7 DAY MAXIMUM DISPLAY TIME.
 2. ALL PARTS AND DISCARD MATERIALS SHALL BE STORED BEHIND THE BUILDING.
 3. PARKING LOT SHALL BE PAVED WITH 3" OF BITUMINOUS PAVEMENT.

OWNER/DEVELOPER

LOT 29.1 J.C. HONOLD III
LOT 29.2 J.C. HONOLD III & CAROLYN HONOLD
PO BOX 14
GARDINER, NY 12525