

FOR SALE

6,608 SQ FT COMMERCIAL BLDG & LARGE OUTDOOR YARD

287 CHESTNUT STREET, LIBERTY, NY 12754



**FLEXIBLE COMMERCIAL PROPERTY - INDUSTRIAL,
SERVICE & PROFESSIONAL USE POTENTIAL 2.7 ACRES**

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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TABLE OF CONTENTS

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Property Summary	3
Property Description	4
Property Photos	5
Meet Our Team	8
Disclaimer	9

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PROPERTY SUMMARY

287 CHESTNUT STREET



Price:	\$249,000
Building Square Footage:	6,608
Lot Size:	2.70 Acres
Access:	Street
Cross Streets:	West Street
Permitted Uses:	Trade Business, Fleet Based, Material Storage
Frontage:	179.57
Zoning:	C - Commercial
APN:	106-2-10.1

Property Highlights

- ±6,608 SF Commercial Building on ±2.7 Acres – Functional building space combined with valuable outdoor operating area.
- Flexible Commercial Zoning – Supports a variety of professional, service, retail, and commercial applications.
- Expansive Yard Area – Ideal for equipment storage, fleet parking, material staging, and business operations.
- Owner-User Opportunity – Well suited for contractors, trades, service companies, and businesses seeking a dedicated facility.
- Strategic Sullivan County Location – Convenient access to NY-17/I-86 and regional markets throughout the Hudson Valley and Catskills.
- Rare Combination of Building Space & Outdoor Capacity – Provides operational flexibility not commonly available in smaller commercial properties.
- For a CREXi/LoopNet listing, I would shorten them slightly:
- ±6,608 SF Commercial Building on ±2.7 Acres
- Large Outdoor Yard for Storage, Parking & Operations

Property Overview

287 Chestnut Street presents a versatile commercial opportunity in the Village of Liberty, featuring approximately 6,608 SF of building space situated on a ±2.7-acre parcel. The property offers a unique combination of functional indoor space and a substantial outdoor yard area, providing flexibility for a wide range of commercial, service, and professional applications. With Commercial zoning, convenient regional access, and the ability to accommodate both business operations and outdoor storage needs, the property is well positioned as an attractive owner-user or investment opportunity in Sullivan County.



PROPERTY DESCRIPTION

287 CHESTNUT STREET LIBERTY NY



Owner/User Investment Opportunity

Designed to support businesses that require both workspace and outdoor operational capacity, 287 Chestnut Street offers an excellent opportunity for contractors, trades, fleet-based businesses, and professional service companies seeking a dedicated headquarters. The property provides the ability to centralize business operations by combining office functions, workspace, equipment storage, fleet parking, material staging, and day-to-day activities in one efficient location.

The expansive yard area creates meaningful operational value by allowing users to securely store vehicles, trailers, equipment, and materials while improving workflow and reducing reliance on off-site storage facilities. For a growing company, this property offers the opportunity to enhance efficiency, control occupancy costs, and create a long-term business asset rather than continuing to lease space. The combination of functional building space, outdoor capacity, and flexible Commercial zoning makes 287 Chestnut Street a strong fit for businesses looking to establish or expand their operational base in Sullivan County.

PROPERTY PHOTOS

287 CHESTNUT STREET LIBERTY NY



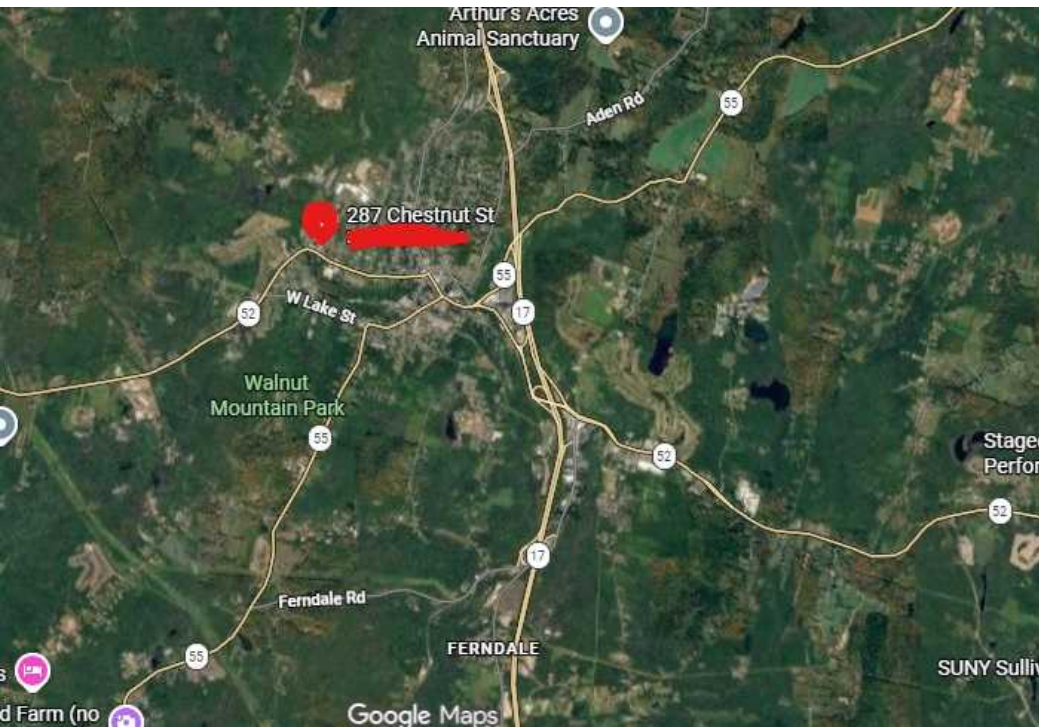
PROPERTY PHOTOS

287 CHESTNUT STREET



PROPERTY PHOTOS

287 CHESTNUT STREET



MEET OUR TEAM

287 CHESTNUT STREET



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

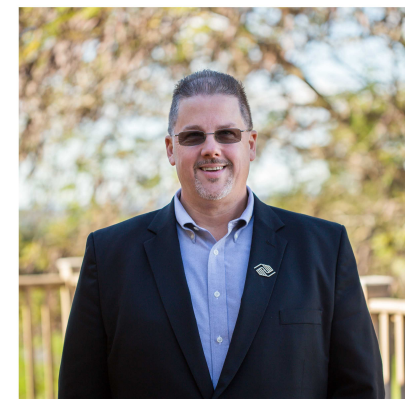
MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

287 CHESTNUT STREET LIBERTY NY



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