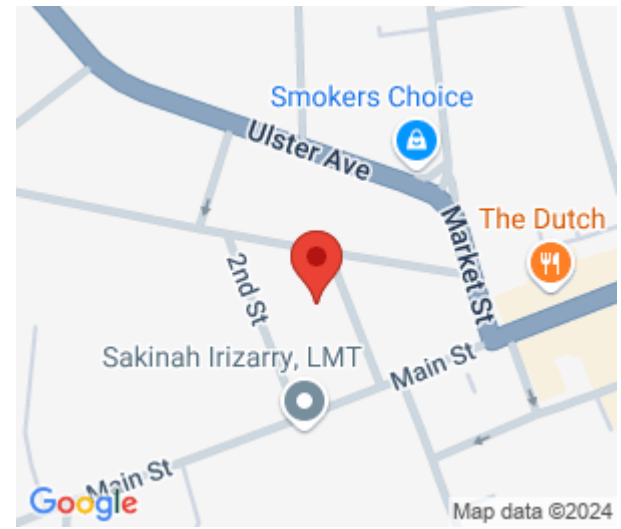




Hudson Valley - Catskill Region MLS



**ORANGE**  
3188 Rte 9W, New Windsor, NY 12553

<https://gristmillrealestate.com>

**\$975,000**

Commerical opportunity- 3188 Route 9w New Windsor, offers 12,773 Sq ft of building area consisting of private offices, multiple conference rooms, a recreation area, classrooms, storage rooms, server room, dispatch room, mechanical room, men and women's multi stall bathrooms, employee lounge with a kitchenette. Previous use is a ambulance headquarter office. The property is in a neighborhood commercial district with 1.5 acres and approximately 379 feet of road frontage. The building is equipped with a fire alarm monitoring system with smoke detectors and emergency lighting. Parking for 82+ vehicles. Located close to the waterfront restaurants, businesses and apartments. The area is a stable industrial neighborhood with convenient access to interstate highways within 5-10 minutes and a substantial residential population.

**MLS ID:** 20231819

**Status Category:** Pending

**Zone:** Nc

**Year built:** 1947

**Other Rooms:** Office, Other/see Remarks, Employee Lounge

**Date added:** Added 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 12773 sq ft

**Acreage:** 1.5

**Age:** 61-100

**Commercial Features:** Kitchen Facilites, Private Restrooms, Signs Owned

## INTERIOR FEATURES

**Flooring:** Carpet, Ceramic, Vinyl

**Additional Interior Features:** Office Sqft, Frontage, Zoning, Cooling

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Gas

**Sewer:** Municipal

**Heating Fuel:** Natural Gas

**Water:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved, Parking Spaces 20+

**Road Frontage:** State Road

**Lot/Site:** City

**Construction:** Frame/stick, Masonry

**Lot Dimensions:** 1.5

## LOCATION DETAILS

**Area/Town:** Orange

**School District:** Newburgh City Schools

**Directions:** Route 9 W South From The Midhudson Bridge To  
3188 Nys Route 9w

## LISTED BY

**Office Name:** Century 21 Alliance-np

**Agent First Name:** Barbara

**Agent Last Name:** Carter



### Contact us

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