

ORANGE

3188 Rte 9W, New Windsor, NY 12553

\$975,000

https://gristmillrealestate.com

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 **Listing Category:** Commercial/industrial

Status Category: Pending Area, sq ft: 12773 sq ft

Zone: No Acreage: 1.5 Year built: 1947 Age: 61-100

Other Rooms: Office, Other/see Remarks, Employee Lounge Commercial Features: Kitchen Facilites, Private Restrooms,

Signs Owned

Date added: Added 2 years ago

INTERIOR FEATURES

Flooring: Carpet, Ceramic, Vinyl Cooling/Air Conditioning: Central

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

UTILITIES

Heat Source: Forced Air Heating Fuel: Natural Gas

Hot Water: Gas Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Parking Spaces 20+ Construction: Frame/stick, Masonry

Lot Dimensions: 1.5 Road Frontage: State Road

Lot/Site: City

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 Last Name: Carter

Agent First Name: Barbara





Phone:

