

**MARLBORO** 

5512 Rte 9W, Marlboro, NY 12542

\$1,650,000

https://gristmillrealestate.com

BIG BOYZ TOYS. Long established motorcycle and ATV sales and repair shop on Route 9W in Marlboro on 8 acres of land total. Front comprised of approx 1 acre of commercial zoning for the business and approx 5 acres of residentially zoned land for future development. Very profitable business selling Kawasaki Artic Cat, Kimco, Stark, Buel, Argo and Generac generators. Also all electric motorcycles from Spain. Only local dealer in the entire area selling these 80 horse power bikes. Business listed for sale \$750,000. Motorcycle and ATV Inventory separate.

MLS ID: 20240856 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 8400 sq ft

Acreage: 7.9 Zone: Commercial

Age: 11-20 Date added: Added 1 year ago

# **INTERIOR FEATURES**

Cooling/Air Conditioning: Central

#### UTILITIES

Heat Source: Forced Air Heating Fuel: Natural Gas Water: Drilled Well Sewer: Septic In-ground

# **EXTERIOR FEATURES**

Garage/Parking Extras: Lot Lot Dimensions: 0x0

#### **LOCATION DETAILS**

Area/Town: Marlboro School District: Marlboro

Directions: Route 9w North, Business Is On The Right, Past

Carlino Drive Which Is On The Left

### **LISTED BY**

Office Name: River Realty Services Inc. Agent First Name: Lee

Agent Last Name: Raphael



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