

WALLKILL CLOVER LEAF TRAILER PARK INC

Route 211 And Tower Road , Middletown, NY 10940



OFFERING SUMMARY

SALE PRICE:	\$3,750,000
LOT SIZE:	33 Acres
ZONING:	Town Center (TC)
MARKET:	Retail\Commercial Corridor in the Town of Wallkill
SUBMARKET:	Middletown Retail
TRAFFIC COUNT:	23,364
PRICE / SF:	\$2.61

PROPERTY OVERVIEW

33 Acres of High and Dry land with Water and Sewer on busy Route 211

PROPERTY HIGHLIGHTS

- 33 Acres Water and Sewer
- Flexible Zoning in Business Friendly Town of Wallkill
- CPD 23,364
- 600 Feet frontage on Route 211
- Could be 2-3 lot subdivision
- Additional Land Available
- Suitable for virtually any non residential use

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
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Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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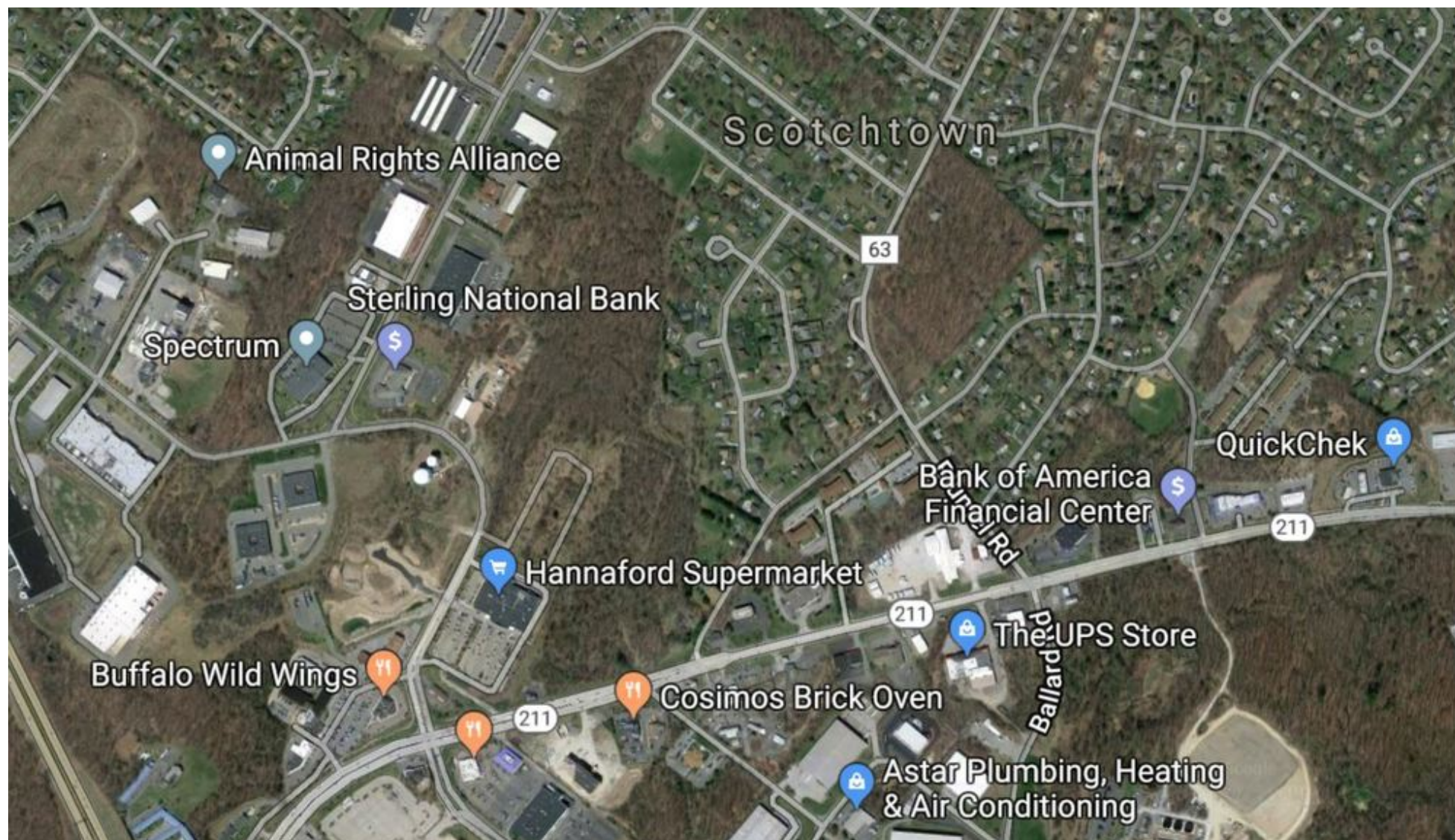
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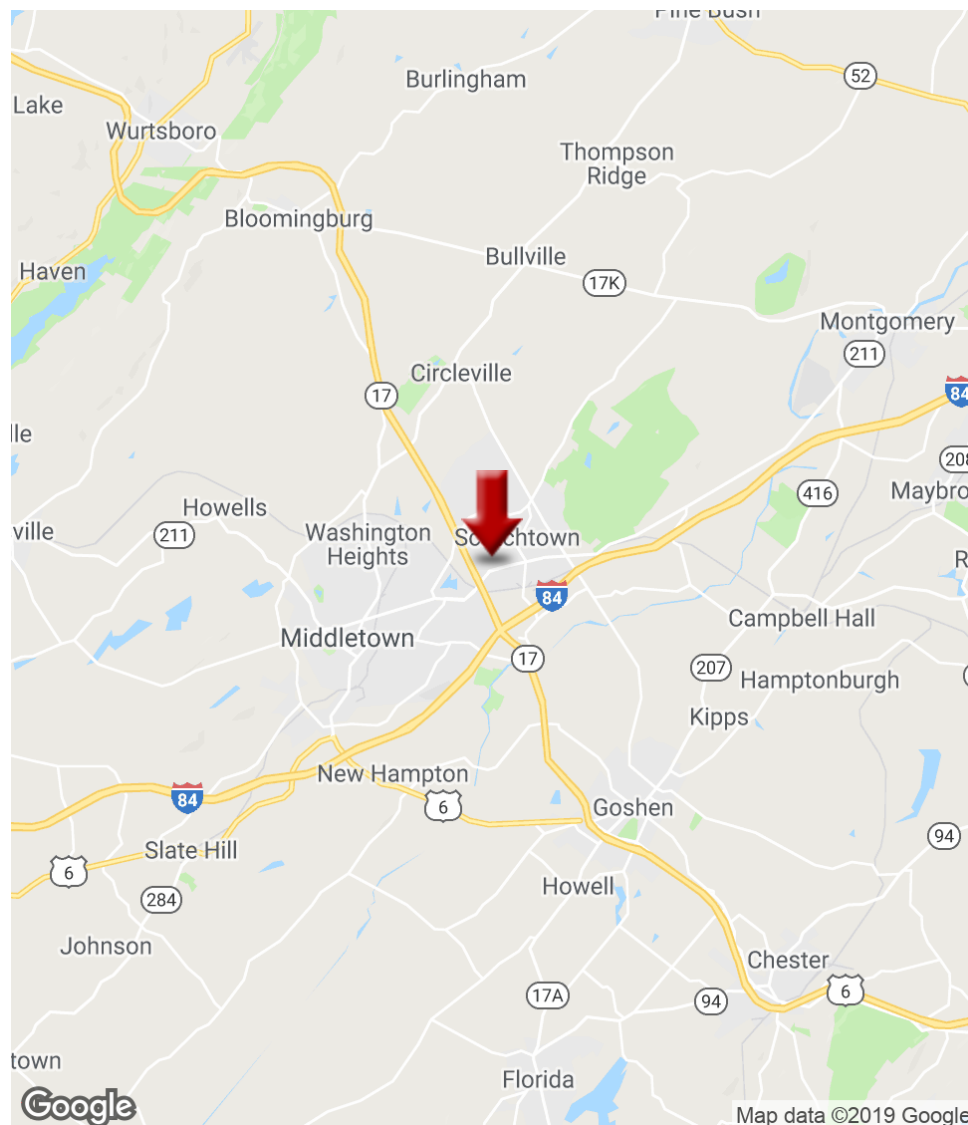
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