

FOR LEASE



**1,900 SF RETAIL/OFFICE SPACE
76 N PLANK RD, NEWBURGH, NY**

**EXCELLENT SPACE JUST OFF I-84,
EXIT 39. MINUTES FROM NYS
THRUWAY & STEWART
INTERNATIONAL AIRPORT. LARGE
PARKING LOT WITH ACCESS TO THREE
ROADS. ALL MUNICIPAL UTILITIES.
CONTACT BROKER FOR ADDITIONAL
INFORMATION.**

**ASKING \$39,000/MONTH
INCLUDES TAXES & CAM**



ROBERT A VITANZA

NYS Licensed RE Associate Broker

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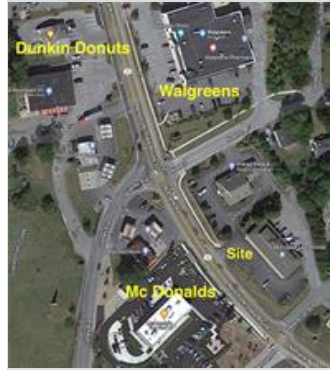
FACT SHEET

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|--------------------------|--|
| LOCATION: | 76 North Plank Road, Newburgh, NY 12550 |
| ACCESS: | .5 miles from I 84 Exit 9. 2 miles to I-84 & NY 87 Interchange. |
| PREMISES: | 1,900 sq. ft. of retail space. Can be subdivided |
| FOUNDATION: | Poured and slab. |
| FRAME: | Steel. |
| EXTERIOR: | Cut Block. |
| WINDOWS: | Double pane solid. |
| ROOF COVER: | Architectural asphalt shingles. |
| FLOORING: | Vinyl tile. |
| DOORS: | Glass steel entry doors, steel & solid –core wood inner doors. |
| HEATING & AC: | Two gas fired HVAC units. |
| ELECTRIC: | Two, 200 amp electrical services. |
| WATER/SEWER: | Municipal water and sewer. |
| PARKING: | 40 paved parking spaces. |
| ZONING: | B ~ Business |
| LEASE PRICE: | \$3,900.00 per month. Real Estate Taxes & Common Area Maintenance included. |

For further information and/or inspection of property, contact:

Robert A Vitanza, Licensed NYS Associate Broker

Thumbnails · Album





AREA MAP

