

COMMERCIAL LAND

1947 Route 17A

Goshen (Orange County), NY



±16.1 COMMERCIAL ACRES

**OFFERED FOR SALE: \$724,500
(\$45,000 per Acre)**

Highlights

- Vacant commercial lot located on the west side of NY Route 17A, just south of Quarry Road.
- 3 miles north to Goshen and 1.7 miles south to Route 94, Florida, NY.
- Only 5 minute drive to the \$500 million Legoland theme park now under construction.
- Good traffic location with ±11,700 AADT (NYSDOT)

- Located in the Town of Goshen’s HC - Highway Commercial district which permits offices, restaurants, retail and service businesses. Special permit uses include warehouse/self-storage, kennels, light industry and wholesale business.
- Owner will consider sale subject to site plan approval.

Demographics	3 MILES	5 MILES	10 MILES
Population	7,887	27,243	154,370
Average HH Income	\$137,458	\$137,376	\$123,819

For more information, please contact:

Robert W. Scherreik, CCIM, SIOR, MCR
Executive Managing Director
Real Estate Broker
 +1 845 787 1373
rscherreik@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
 356 Meadow Avenue, 2nd Floor
 Newburgh, NY 12550
pyramidbrokerage.com

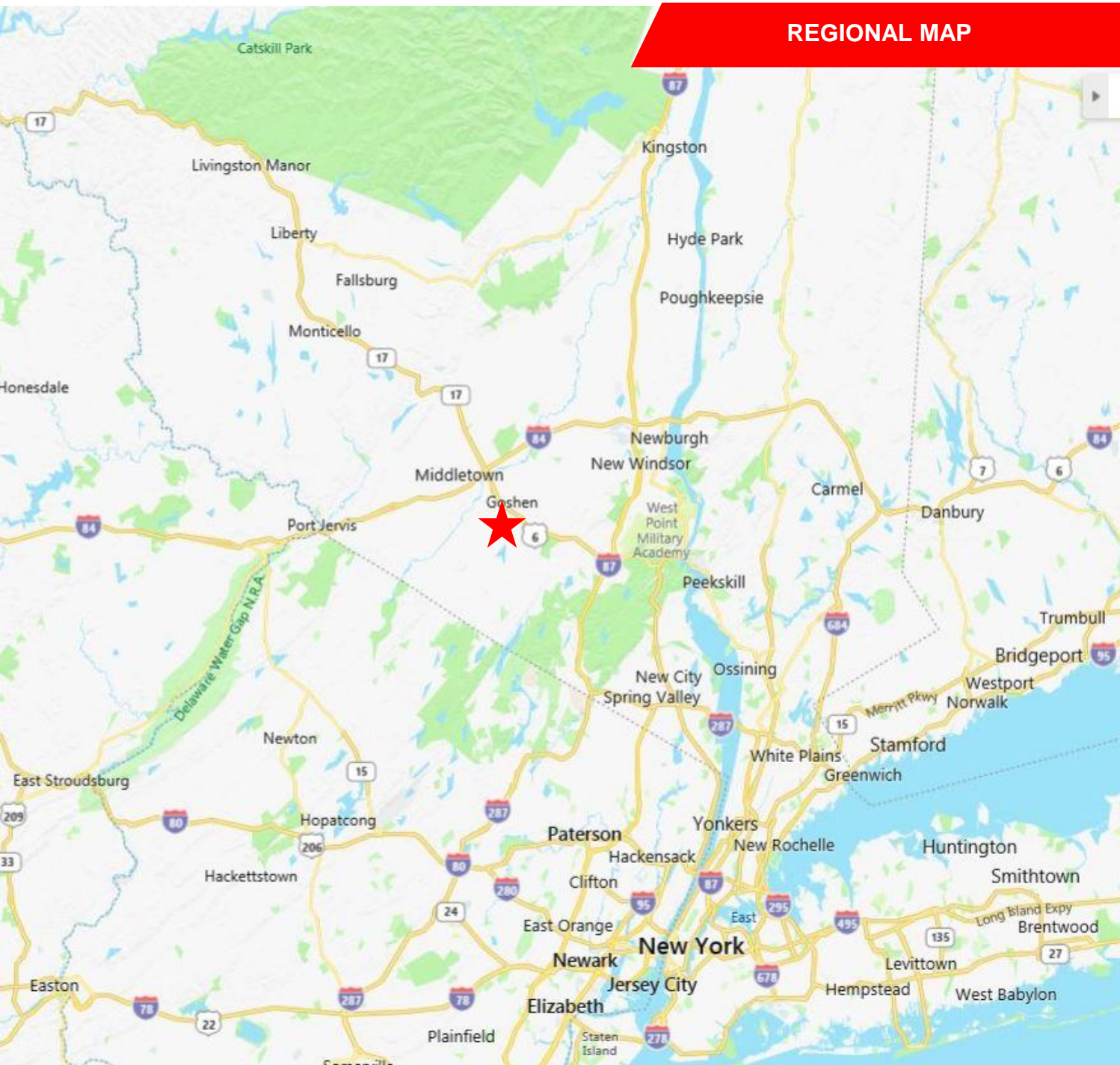


COMMERCIAL LAND

1947 Route 17A

Goshen (Orange County), NY

REGIONAL MAP



For more information, please contact:

Robert W. Scherreik, CCIM, SIOR, MCR
Executive Managing Director
Real Estate Broker
+1 845 787 1373
rscherreik@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
356 Meadow Avenue, 2nd Floor
Newburgh, NY 12550
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.