

# **RETAIL / WAREHOUSE BUILDING** 152 North Plank Road Newburgh | Orange County, NY



### **GREAT LOCATION! GREAT OPPORTUNITY!**

#### **Property Highlights**

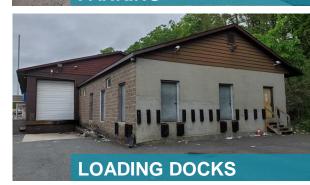
- 5,580 sq. ft. building on .86 acre lot
- High traffic and great visibility
- Traffic count: 10,763 AADT (2016 NYSDOT)
- 6 loading docks
- Municipal water and sewer
- Commercial tenant in place until 5/31/2021
- Ample parking
- Current rent roll \$5500/month .

## SALE OFFERING: \$599,000

For more information, please contact:

**GUY G. BLAKE, CCIM Associate Real Estate Broker** +1 845 787 1372 gblake@pyramidbrokerage.com





PYRAMID BROKERAGE COMPANY 356 Meadow Avenue, 2nd Floor Newburgh, New York 12550 phone: +1 845 522-5900 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.



# **RETAIL / WAREHOUSE BUILDING** 152 North Plank Road Newburgh | Orange County, NY



For more information, please contact:

**GUY G. BLAKE, CCIM Associate Real Estate Broker** +1 845 787 1372 gblake@pyramidbrokerage.com

**PYRAMID BROKERAGE COMPANY** 356 Meadow Avenue, 2nd Floor Newburgh, New York 12550 phone: +1 845 522-5900 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.