

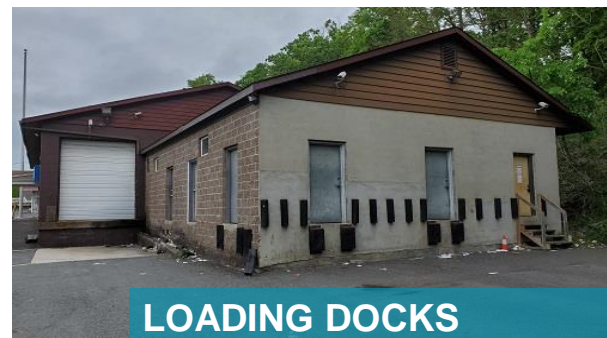


## GREAT LOCATION! GREAT OPPORTUNITY!

### 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:

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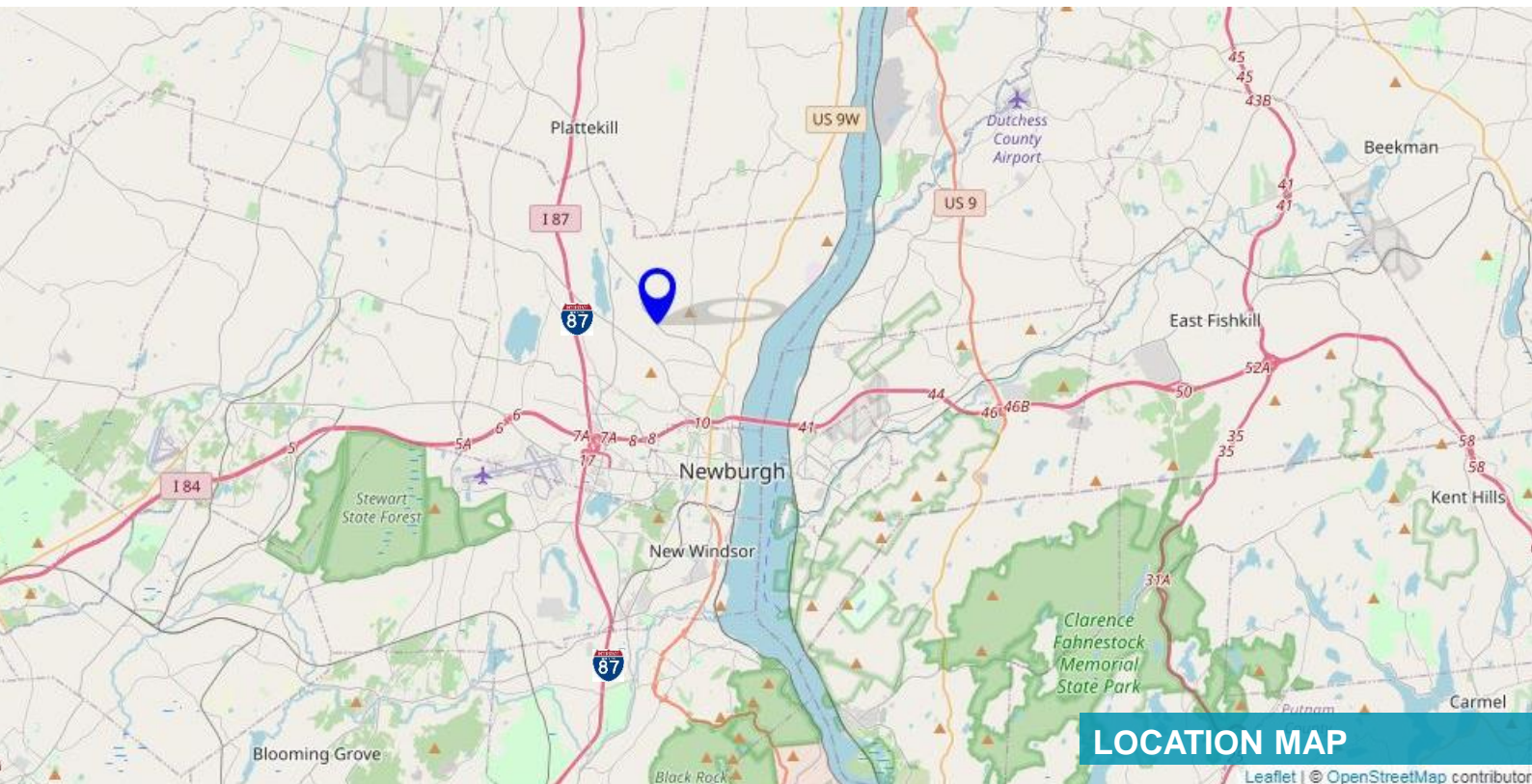
RETAIL / WAREHOUSE BUILDING

152 North Plank Road

Newburgh | Orange County, NY



AERIAL VIEW



LOCATION MAP

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