



IMMEDIATE INCOME. POWERFUL POTENTIAL.

INVESTMENT PROPERTY WITH ROOM TO GROW.

OFFERED AT
\$1,150,000

Positioned for immediate return and long-term growth, **47 Coopers Corners Road** presents a rare opportunity to acquire a fully operational commercial investment property with strong in-place income and significant expansion potential.

WHY INVESTORS LOVE THIS PROPERTY

- ✓ True passive income – expenses passed to tenant
- ✓ Additional 1 acre of usable land for more income
- ✓ Strong location with excellent accessibility
- ✓ Flexible zoning opens doors to many uses
- ✓ Potential to buy out lease for owner-user or redevelopment



The existing use as a well-established automotive facility highlights the property's functionality, while the additional land and zoning flexibility unlocks the potential for even greater returns—whether through expansion, outdoor storage, or new development.



\$78,000 ANNUAL INCOME

Leased at \$6,500/month
Triple Net – 5 Year Lease
Potential for additional
\$2,500/month income



3,829 SF BUILDING

Built in 2008
High-function commercial space



2 ACRES TOTAL

Includes an additional 1 acre
for storage sheds, expansion,
or additional income



DESIGNED FOR COMMERCIAL USE

15-ft ceilings, 10-ft overhead doors,
multiple service bays, office, lobby,
and storage



SPECIAL PERMIT

Allows for up to 300 vehicles –
ideal for storage, fleet, and more



PRIME LOCATION

Minutes to NY-17/I-86 and
the Village of Monticello



ZONED RESIDENTIAL SPECIAL USE

HC2 / RR2 – flexible for a wide
range of commercial uses



A RARE OPPORTUNITY

for investors seeking stable income
today with the ability to significantly
increase cash flow tomorrow.



Charlie Terwilliger

LICENSED REAL ESTATE
SALESPERSON



Amanda Brehm

LICENSED REAL ESTATE
SALESPERSON

Alyse Toffel

LICENSED REAL ESTATE
SALESPERSON

27 Front Street Port Jervis NY 12771

845-672-3660

property SISTERS hv@gmail.com

www.property SISTERS of the hudson valley.com