

FOR SALE \$4,650,000

RALPH'S GARAGE & AUTOMOTIVE CENTER

12 SOUTH STREET, WASHINGTONVILLE, NY 10992



REDEVELOPMENT OPPORTUNITY

4.62 ACRES | 336' FRONTAGE ON ROUTE 208 (SOUTH STREET)



KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

PRESENTED BY:

JASON MCGOVERN, CRE

NY RE Associate Broker
O: (845) 610-6065
C: (914) 760-7331
jasonmcgovern@kw.com
10301205773, New York

MATTHEW GIBBS

NY RE Associate Broker
O: (845) 610-6088
C: (845) 551-7292
mattgibbs@kwcommercial.com
10301219733, New York

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PROPERTY SUMMARY

12, 14 & 16 SOUTH STREET WASHINGTONVILLE NY



Price:	\$4,650,000
Lot Size:	4.62 Acres
Access:	Direct from South Street
Frontage:	336 ft
Cross Streets:	Rt 94
Signal Intersection:	Rt 94 & Rt 208
Traffic Count Intersection Rt 94 & 208	26,277
Zoning:	Business General
Permitted Uses:	Automotive Service, Retail, Restaurant
Utilities:	Public Water & Sewer & Electric & Gas
APN:	113-4-2 113-4-3 113-4-4 113-4-5

Property Highlights

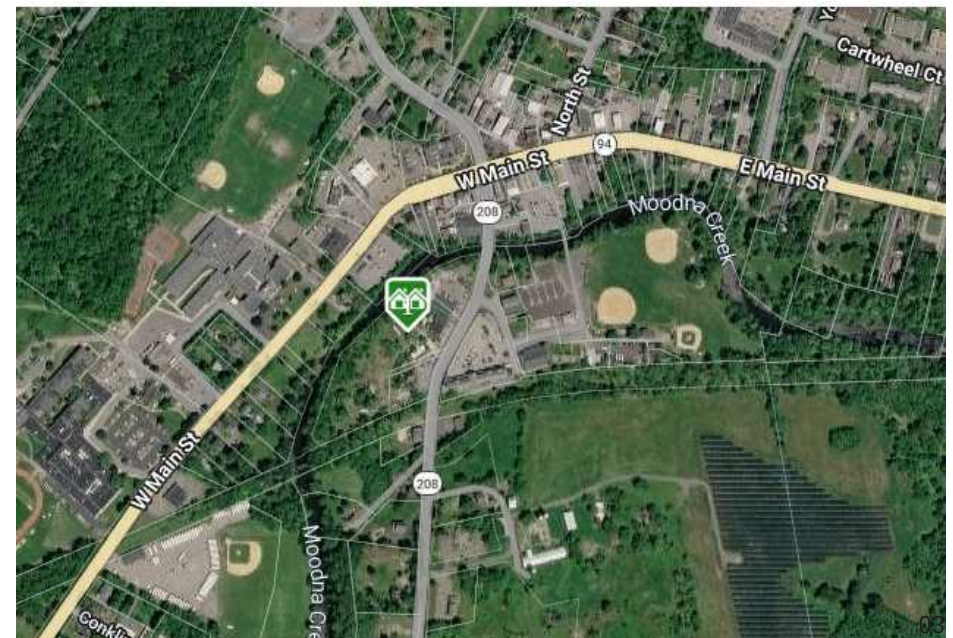
- Rare 4.62-acre commercial assemblage (4 contiguous parcels)
- 336' frontage on South Street (Route 208)
- Business General zoning with public water & sewer
- Transferable New York State auto salvage licenses provide the opportunity to continue the established automotive operation
- One of the Village of Washingtonville's largest commercially zoned redevelopment opportunities, where parcels of this size, visibility, and utility infrastructure are increasingly difficult to find.
- The property benefits from approximately 7,168 vehicles per day along South Street and is positioned just 1/4 mile from the Route 94 and Route 208 intersection, where a combined 26,277 vehicles travel daily.
- Excellent redevelopment potential for fuel/convenience, coffee shop, quick-service restaurants, express car wash, retail pad sites, automotive, office, or mixed commercial uses (subject to approvals).
- .

Property Overview - Location, Location, Location

Strategically located in the Village of Washingtonville, this 4.62-acre commercial property occupies one of the community's most visible and accessible commercial locations along South Street (Route 208). The site is situated just one-quarter mile south of the signalized intersection of Route 94 and Route 208, one of Orange County's key crossroads linking several of the region's fastest-growing communities.

Route 208 serves as the primary north-south corridor connecting Monroe and Woodbury to Washingtonville, while Route 94 provides direct access west to Goshen and east to New Windsor, creating a regional transportation hub that supports both commuter and local commercial traffic. With approximately 7,168 vehicles per day passing the property and over 26,000 vehicles per day traveling through the nearby Route 94/208 intersection, the site benefits from exceptional visibility and exposure.

Its strategic location places the property within minutes of the Village business district, major residential neighborhoods, schools, and regional employers while providing convenient access throughout central Orange County. Combined with Business General zoning, municipal water and sewer, and approximately 336 feet of frontage, the property is exceptionally positioned for continued automotive



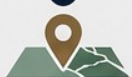
REDEVELOPMENT OPPORTUNITY

4.62 ACRES | 336' FRONTAGE ON ROUTE 208 (SOUTH STREET)



WHY THIS REDEVELOPMENT OPPORTUNITY STANDS OUT

1



PRIME COMMERCIAL LOCATION

- Route 208 corridor
- Minutes to Routes 94 & 208
- 7,128 AADT

2



RARE 4.62-ACRE COMMERCIAL ASSEMBLAGE

- Four contiguous parcels
- One of the Village's largest commercially zoned sites

3



336' OF ROUTE 208 FRONTAGE

- Excellent visibility
- Strong access

4



BUSINESS GENERAL (BG) ZONING

- Public water & sewer
- Broad commercial uses

5



EXCEPTIONAL DEVELOPMENT POTENTIAL

- Gas / Convenience
- Coffee Shop
- Express Car Wash
- Automotive & Retail

6



PUBLIC UTILITIES

- Water
- Sewer
- Existing infrastructure

7



GROWING TRADE AREA

- Monroe
- Washingtonville
- Future Shunnemunk Rail Trail
- Regional commercial corridor

8

Conceptual redevelopment plan for illustration. Subject to municipal approvals.

REDEVELOPMENT & INVESTMENT OPPORTUNITY

12, 14 & 16 SOUTH STREET WASHINGTONVILLE



Developers & Investors

For more than 50 years, Ralph's Garage has served the Village of Washingtonville as an established automotive business. Today, the property represents one of the last large commercially zoned redevelopment opportunities within close proximity to the Village center. With 4.62 contiguous acres, 336 feet of frontage on South Street (Route 208), Business General zoning, and municipal water and sewer, the site offers the scale and infrastructure rarely available for new commercial development.

Positioned only one-quarter mile from the Route 94/208 intersection and benefiting from more than 26,000 vehicles per day at the nearby intersection, the property combines excellent visibility with regional accessibility throughout Orange County.

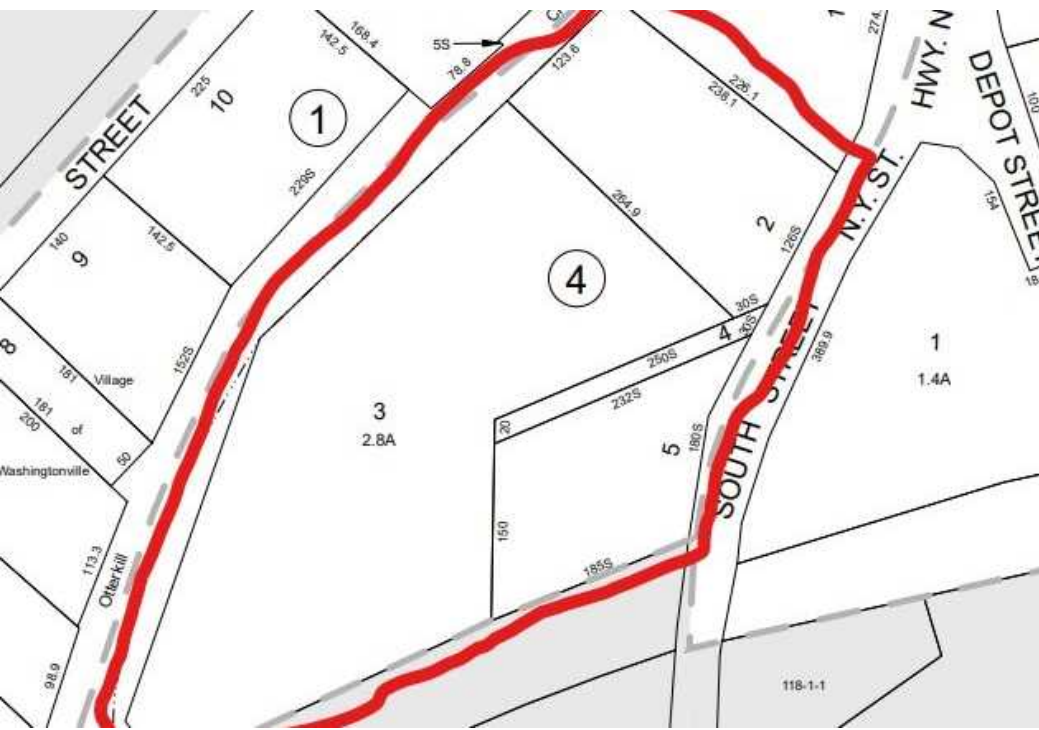
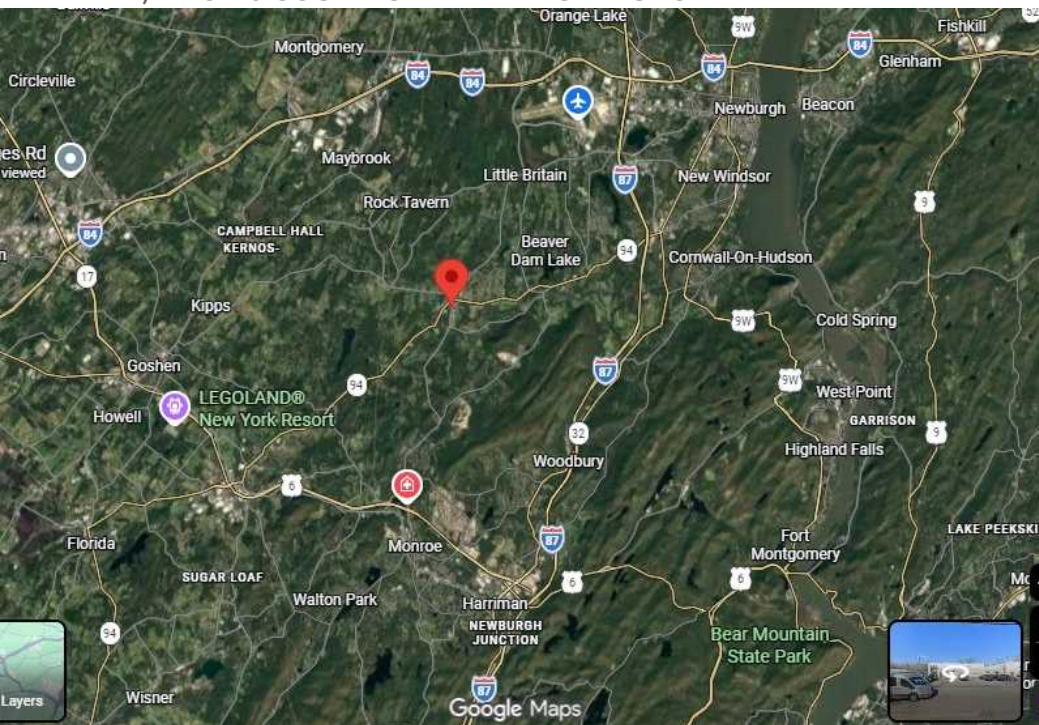
For owner-users, the existing automotive service buildings, body shop, warehouse, residence, and transferable New York State salvage licenses provide immediate operational value.

For developers and investors, the property's size, frontage, zoning, and infrastructure create the potential for a phased commercial redevelopment that could include a gas/convenience store, coffee shop, express car wash, automotive services, retail pads, restaurants, or other Business General uses, subject to approvals.

As one of the Village's largest commercially zoned sites, opportunities of this size and location are increasingly scarce, making this an exceptional long-term investment in a growing regional trade area.

PROPERTY PHOTOS

12, 14 & 16 SOUTH STREET WASHINGTONVILLE NY



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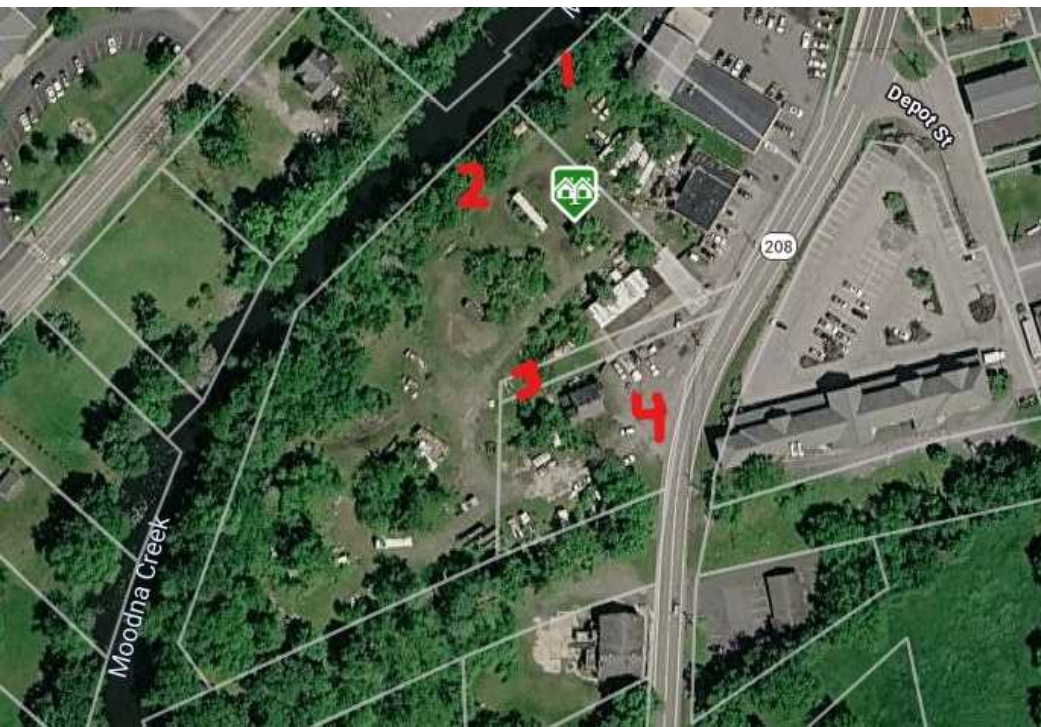
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PROPERTY PHOTOS

12, 14 & 16 SOUTH STREET WASINGTONVILLE



MEET OUR TEAM

12 SOUTH STREET



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

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