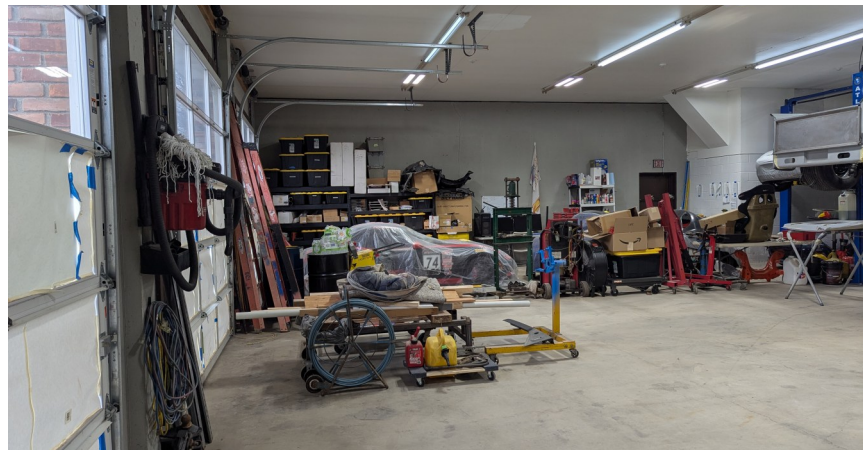


# AUTO DEALERSHIP / RETAIL BUILDING

1316 Route 22 Dover NY 12594

## FOR LONG-TERM LEASE



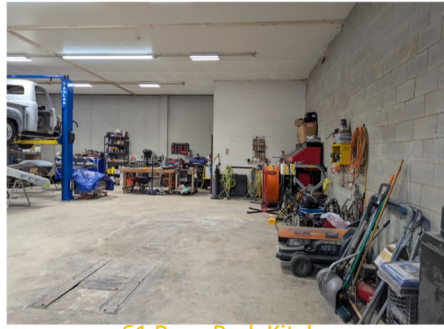
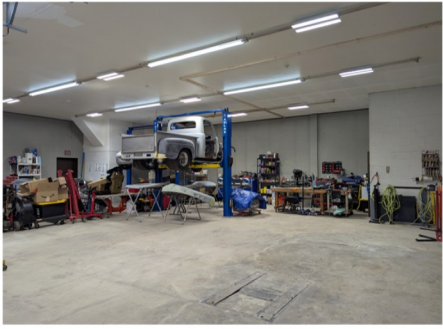
Excellent opportunity to lease a 2.5 acre property with a 5,000 sq. ft. cinderblock building and a wood frame building. Possibly expandable by 6,500 sq. ft. Potentially total building area is 11,500 sq. ft. Great opportunity for a classic car or used car dealership. The building, constructed in 1982, is in good condition. Building is divided into two separate spaces: a three-bay shop space and a separate retail-display space. Separate office area with an indoor bathroom and shower. Waste oil heating system; single phase, 200 ampere electrical power; well water; septic system; 14' ceiling in the shop area; large paved parking area. Immediate availability. Lease rate is \$20.00/sq. ft. Net plus CAM and real estate taxes



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61 Page Park Kitchen

