



# 185 GRANGE RD LLC

10-12 Rykowski Lane , Middletown, NY 10940



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$149,900
<b>LOT SIZE:</b>	3.36 Acres
<b>ZONING:</b>	OR
<b>MARKET:</b>	Town of Wallkill
<b>SUBMARKET:</b>	Goshen
<b>PRICE / SF:</b>	\$1.02

## PROPERTY OVERVIEW

One of the last lots left in this prestigious park located minutes off of highways.

## PROPERTY HIGHLIGHTS

- Fully Approved with Water and Sewer
- Curb Cut to be installed
- Conceptual plans for 10,000 sf office
- Surrounded by Premier Office and Retail on Town Road
- Near Medical Center and Orange Regional Medial Center
- Located between Middletown and Goshen
- Attached is survey and wetlands (3 lots were combined into 1 nice level lot)

**KW COMMERCIAL**  
69 Brookside Ave Suite 225  
Chester, NY 10918

**JOSEPH DISTELBURGER**  
Associate Broker/Investor Partner  
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**CORNER LOT**

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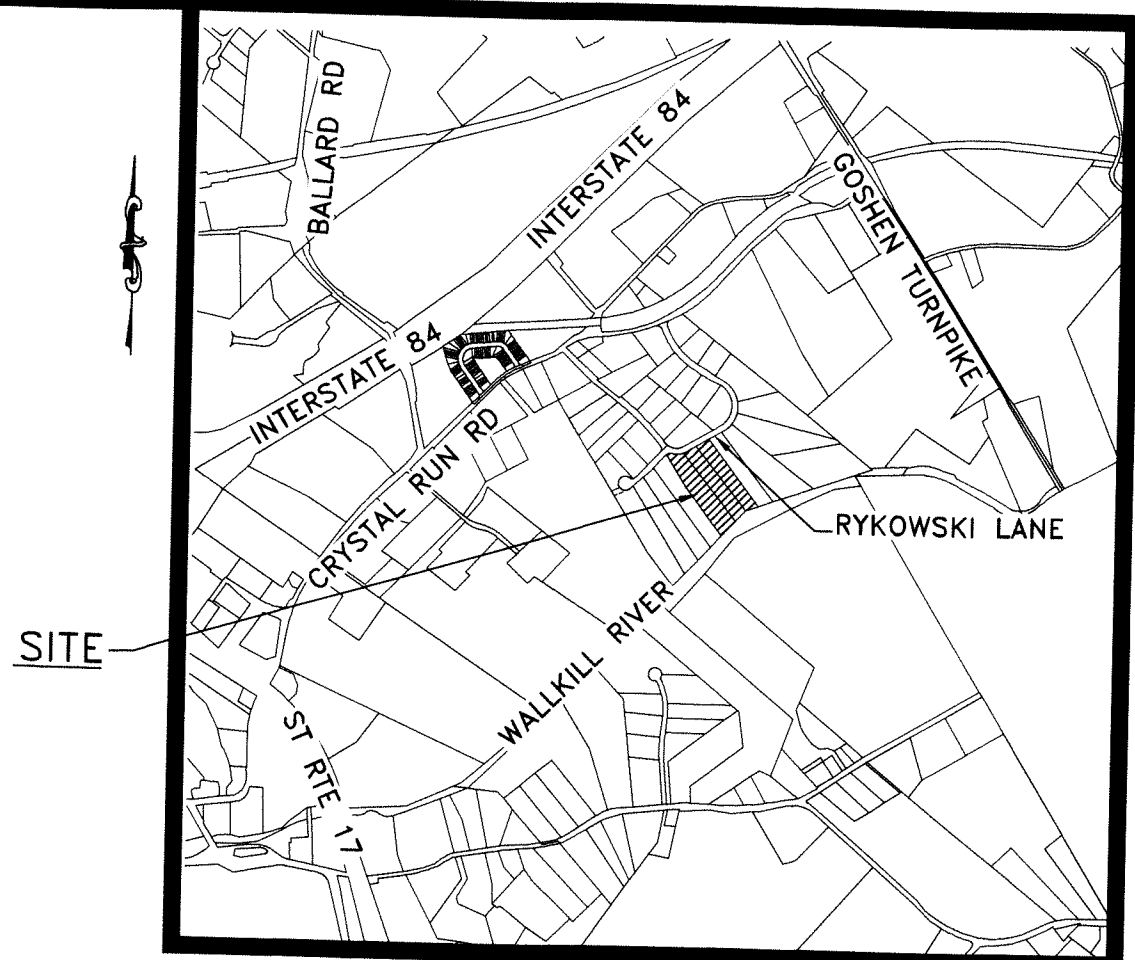
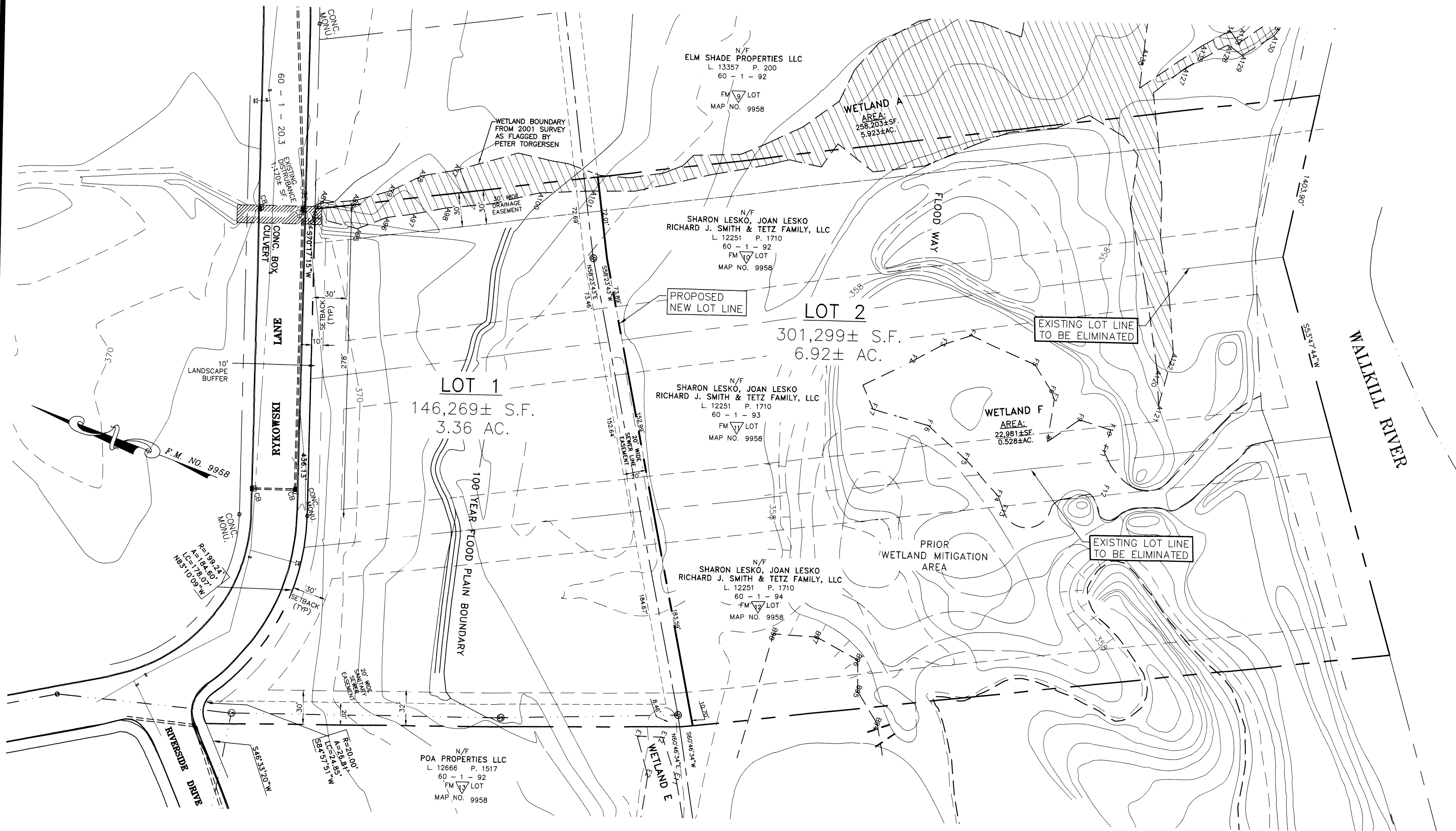
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LOCATION PLAN  
1 INCH = 2000 FEET

**RECORD OWNER:**

SHARON LESKO, JOAN et al A. LESKO  
RICHARD J. SMITH & TETZ FAMILY, LLC  
L. 12251 P. 1710  
60 - 1 - 92, 93 & 94

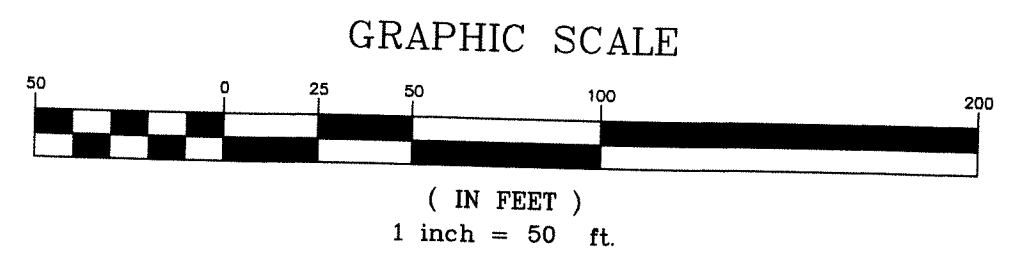
NOTE:  
LOT 2 TO BE COMBINED WITH FUTURE  
TOWN OF WALKILL LAND ACQUISITION  
TO THE EAST TAX PARCEL 60-1-92

**NOTES:**

1. TAX MAP NUMBERS 60 - 1 - 92, 93 & 94
2. PROJECT PROPOSES TO COMBINE 3 PARCELS AS 2
3. TOTAL AREA OF ALL 3 PARCELS: 10.3± ACRES (448,668± S.F.)
4. ZONING: OFFICE AND RESEARCH (O/R) DISTRICT
5. REFERENCES:

6. MAP ENTITLED, "PLAN OF SUBDIVISION FOR WALKILL INDUSTRIAL PARK, TOWN OF WALKILL, ORANGE COUNTY, NY," DATED OCTOBER 31 1988, LAST REVISED MAY, 1990 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 13, 1990 AS MAP NO. 9958.
7. THE PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER AND IS WITHIN THE TOWN OF WALKILL WATER DISTRICT #1 AND SEWER DISTRICT.
8. THE PARCEL IS WITHIN THE MECHANICSTOWN FIRE DISTRICT.
9. THE PARCEL IS WITHIN THE GOSHEN CENTRAL SCHOOL DISTRICT.
10. PARCEL MAY BE SUBJECT TO TOWN OF WALKILL FLOODPLAIN & ENVIRONMENTAL SUBDISTRICT REGULATIONS

**AREA:**  
10.3± AC.



**TABLE OF ZONING REQUIREMENTS**  
OFFICE AND RESEARCH (O/R) DISTRICT

MINIMUM	REQUIRED	LOT-1 PROPOSED	LOT-2 PROPOSED
LOT AREA	40,000 S.F.	146,269± SF	301,299± SF
LOT DEPTH	200 FT.	310± FT	591± FT
LOT WIDTH	200 FT.	494± FT	494± FT
FRONT YARD	30 FT.	30± FT	30± FT
SIDE YARDS	30 FT.	30± FT	30± FT
REAR YARD	30 FT.	N/A FT	N/A FT
(OR EQUAL TO THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER)			
MAXIMUM	PERMITTED	PROVIDED	PROVIDED
LOT COVERAGE (BUILDINGS)	40%	N/A	N/A
IMPERVIOUS COVERAGE	60%	N/A	N/A
BUILDING HEIGHT	100 FT.	N/A	N/A

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P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-3700

SKETCH PLAN OF 2 LOT SUBDIVISION  
FOR

**TOWN OF WALKILL**

TOWN OF WALKILL  
ORANGE COUNTY, NEW YORK

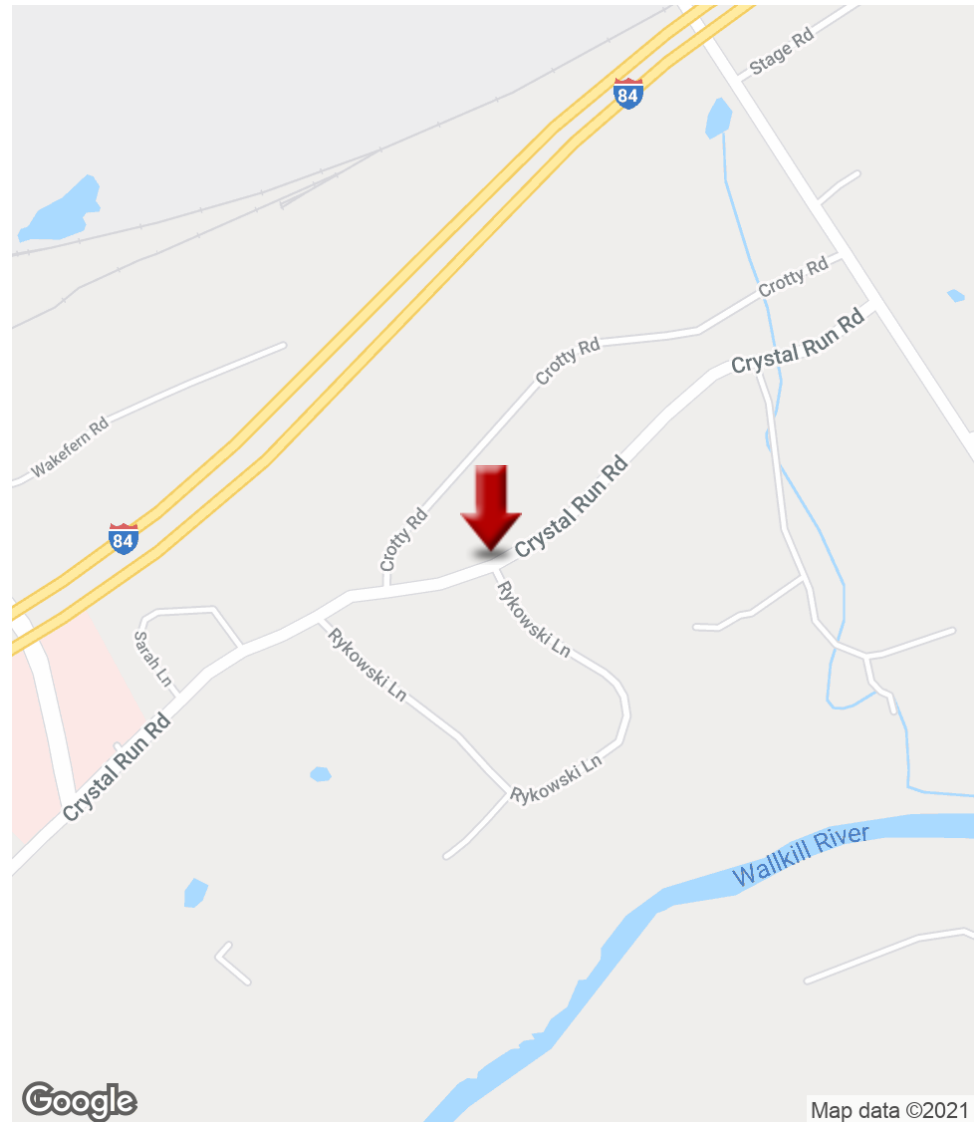
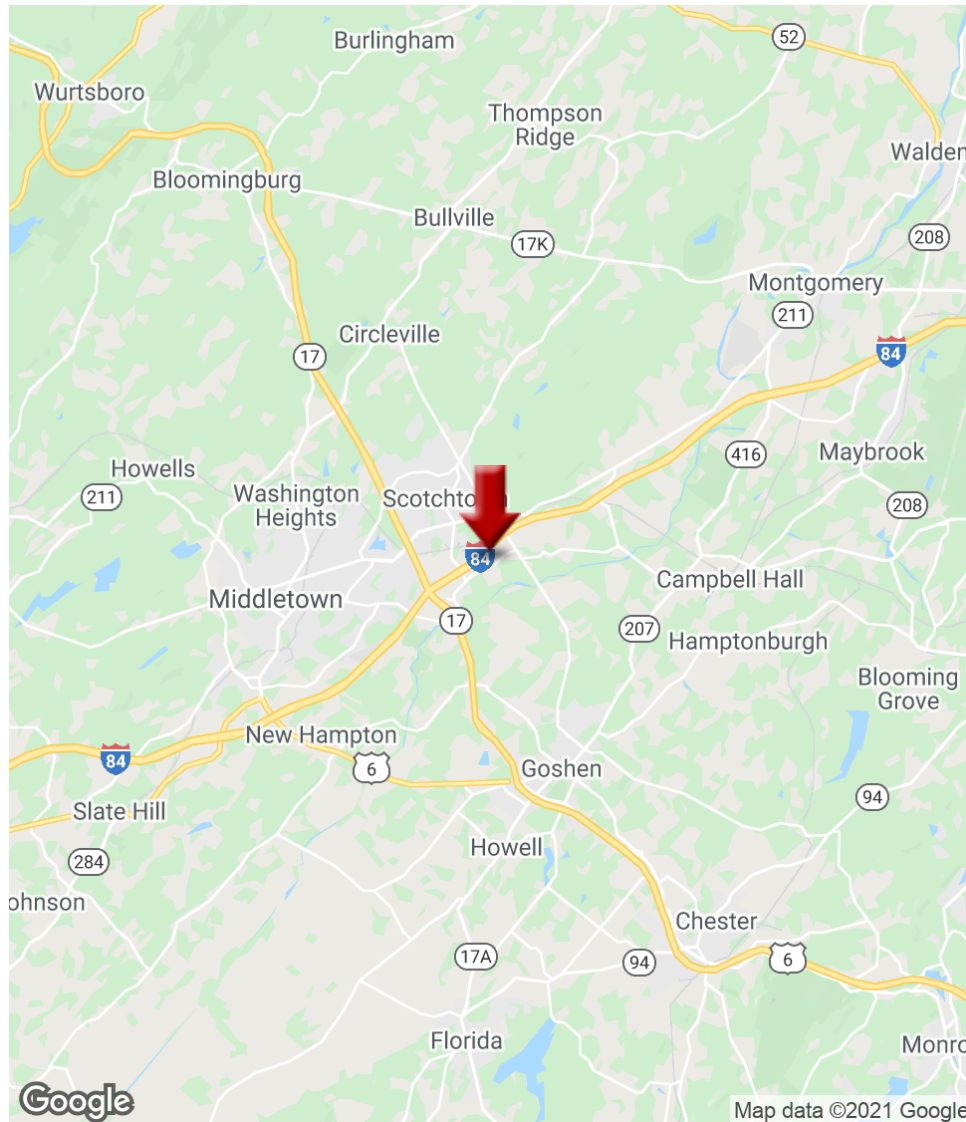
Date: JULY 30, 2014  
Revisions:  
AUGUST 29, 2016

Drawn By: LP  
Checked By: LP  
Scale: 1" = 50'  
Tax Map No.: 60-01-92, 93 & 94  
Drawing No.: C30  
B-FEASIBILITY STUDIES

**LAND FOR SALE**

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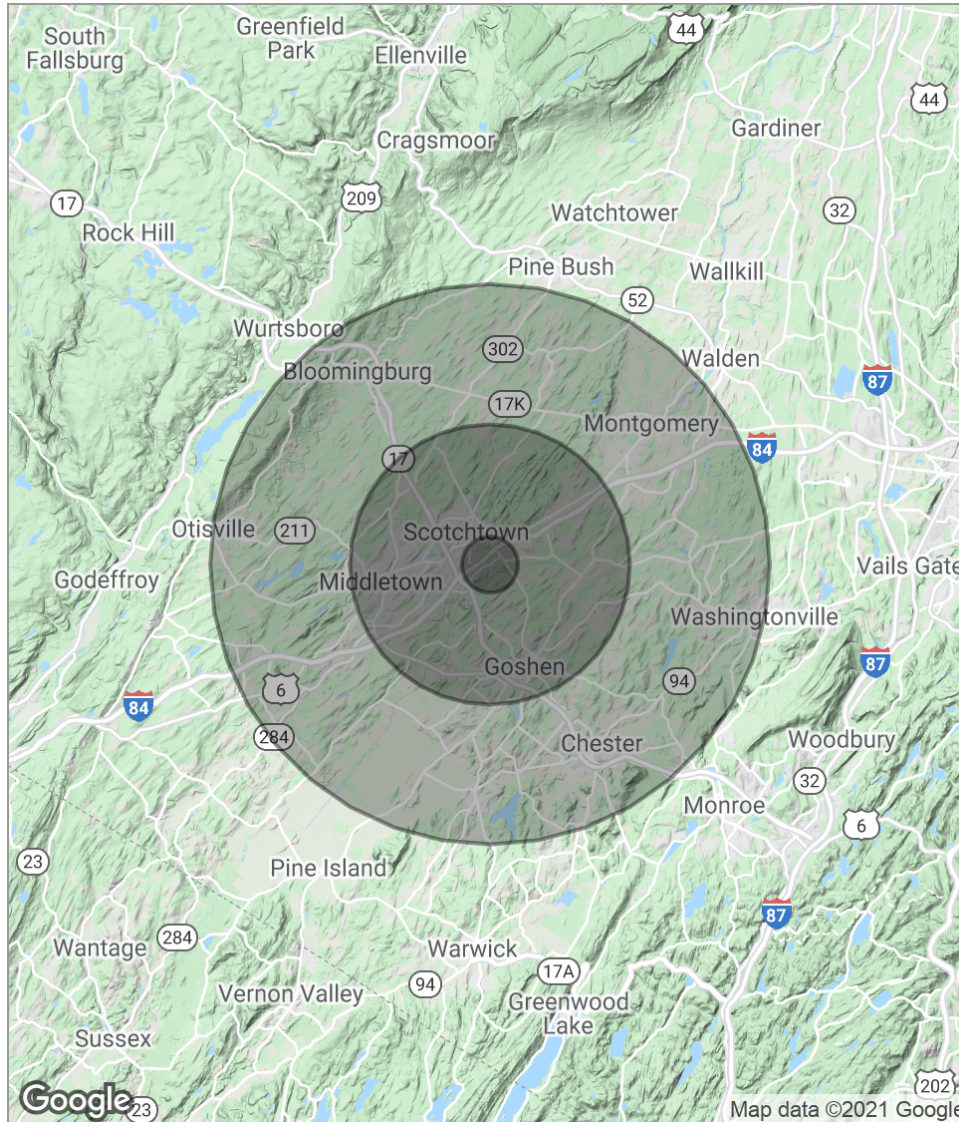
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	603	51,770	137,075
Median Age	39.7	37.0	38.3
Median Age (Male)	40.0	36.1	37.5
Median Age (Female)	40.3	38.2	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	217	18,202	47,552
# Of Persons Per HH	2.8	2.8	2.9
Average HH Income	\$87,309	\$74,888	\$81,233
Average House Value	\$330,040	\$314,966	\$341,305

*\* Demographic data derived from 2010 US Census*

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