

RYER
Associates

COMMERCIAL
REAL ESTATE

*Building
Opportunities*

**535
ROUTE 22
64 E.
MAIN
STREET**

PAWLING, NY

FOR SALE

Educational or Commercial Campus



68,000 SF School Building on 7.98 Acres

- Two-story day school, athletic fields, offices
- Route 22 frontage and access
- Oil heat, city water & sewer
- Walking distance to Pawling's Village Center and Metro-North Station
- B1 zone provides for a variety of commercial uses
- Possible multi-family redevelopment
- Attractive demographics
- Great for user/owner or multiple tenants

\$4,400,000

Shown by Appointment Only

Campus or Redevelopment With NYC Access!



10-MILE FACTS



Population: 110,000



Total Households: 39,000



Average HH Income: \$124,000



Minutes to GCT: 115

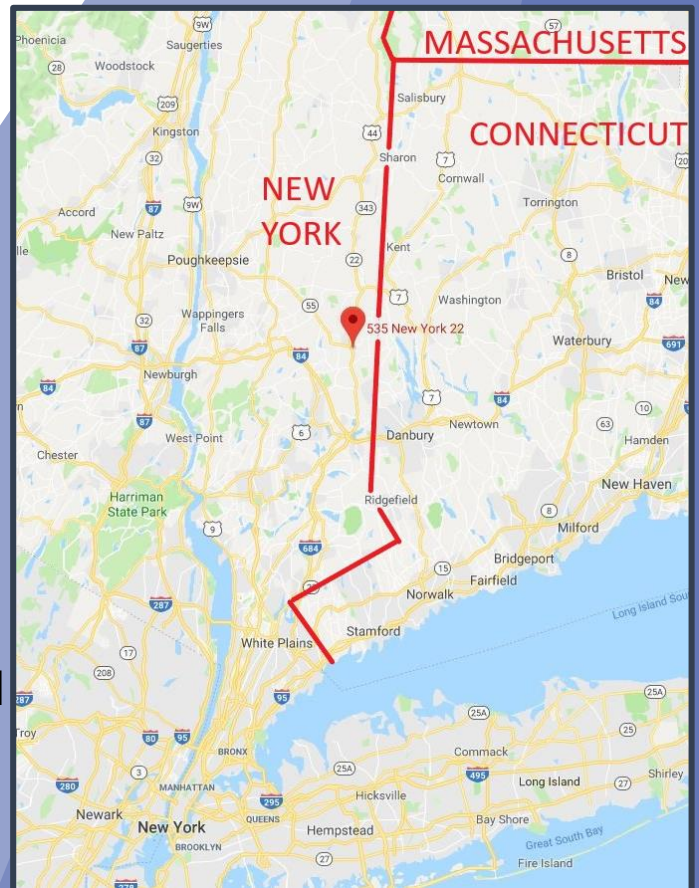
2018 data provided by ESRI



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