

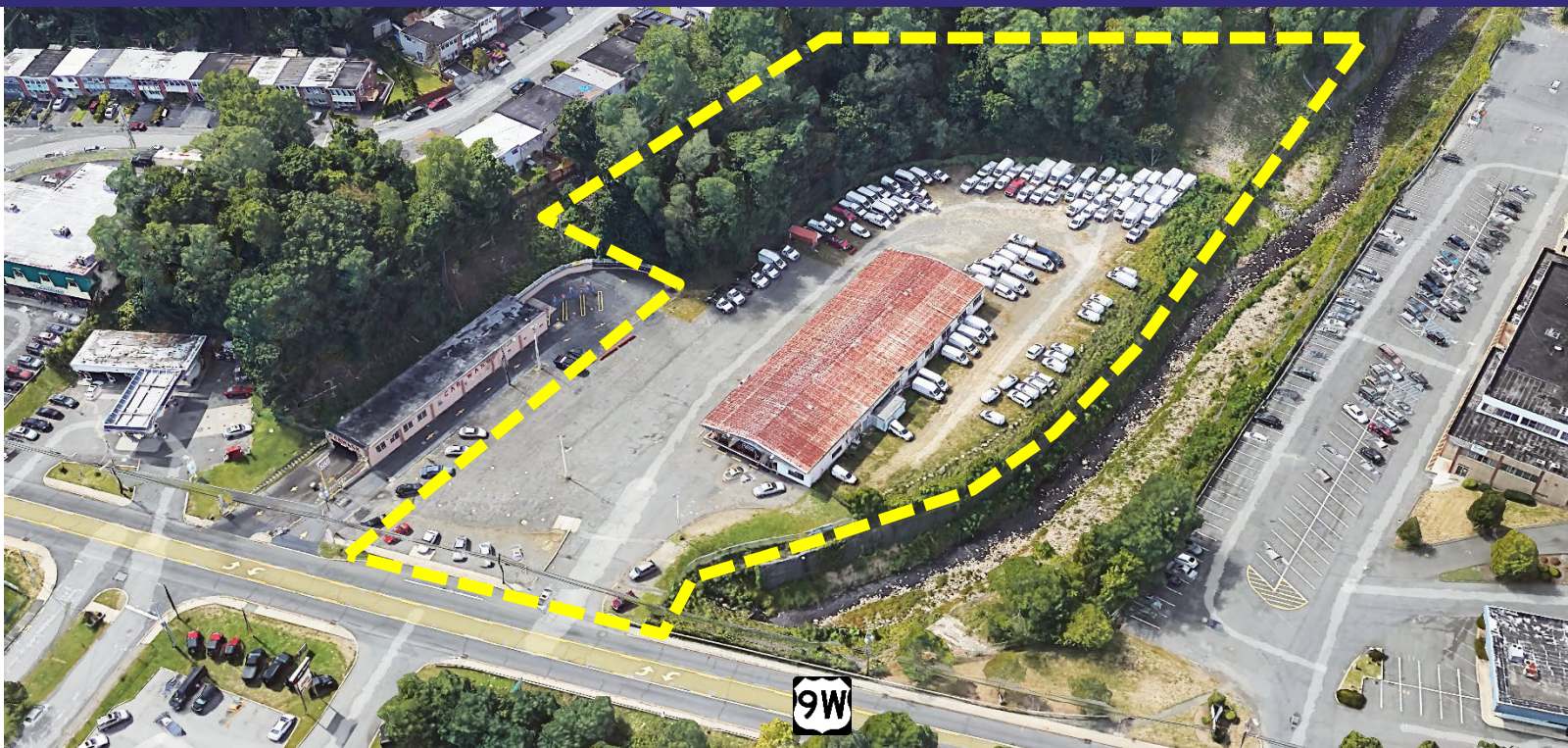
BANKRUPTCY COURT-APPROVED SALE

51-59 S. ROUTE 9W

West Haverstraw, NY

BIDS DUE
THURS. 10/22/2026
5:00 PM

AUCTION
TUES. 10/27/2026
1:30 PM



AVAILABLE:

±4.6 Acre Site with Existing ±14,500 SF Building

ADDITIONAL INFORMATION:

- Sold As-Is, Where-Is
- Excellent Visibility and Frontage on Route 9W
- Convenient Access to I-87, Route 303 and Route 202
- 48 Parking Spaces
- Strong Demographics and Growing Area

NEIGHBORING TENANTS:

Department of Motor Vehicles, Helen Hayes Hospital, Tractor Supply Co., Advance Auto Parts, T-Mobile, The UPS Stop, Rockland Urgent Care, ShopRite, Aldi, AutoZone, Key Bank, Mavis Discount Tire, Dollar General, Taco Bell, 7-Eleven, Shah's Hala, Midas, Verizon, Dunkin', Chipotle, AT&T and many more

TRAFFIC COUNTS:

13,575 Cars Per Day Along Route 9W

IMPORTANT AUCTION INFORMATION



BIDS DUE:

THURSDAY, OCTOBER 22, 2026



AUCTION:

TUESDAY, OCTOBER 27, 2026



QUALIFIED BIDDERS MUST REGISTER

In Accordance With The Court Approved Bidding Procedures



CONTACT ROYAL PROPERTIES INC.

For Bidding Package, Due Diligence Information And Complete Auction Terms

For More Information, Please Contact:

914-237-3400

Scott Milich – Ext. 116

SMilich@RoyalPropertiesInc.com

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,854	55,830	114,609
Average HH Income	\$104,837	\$131,212	\$143,094

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.



ROYAL
PROPERTIES

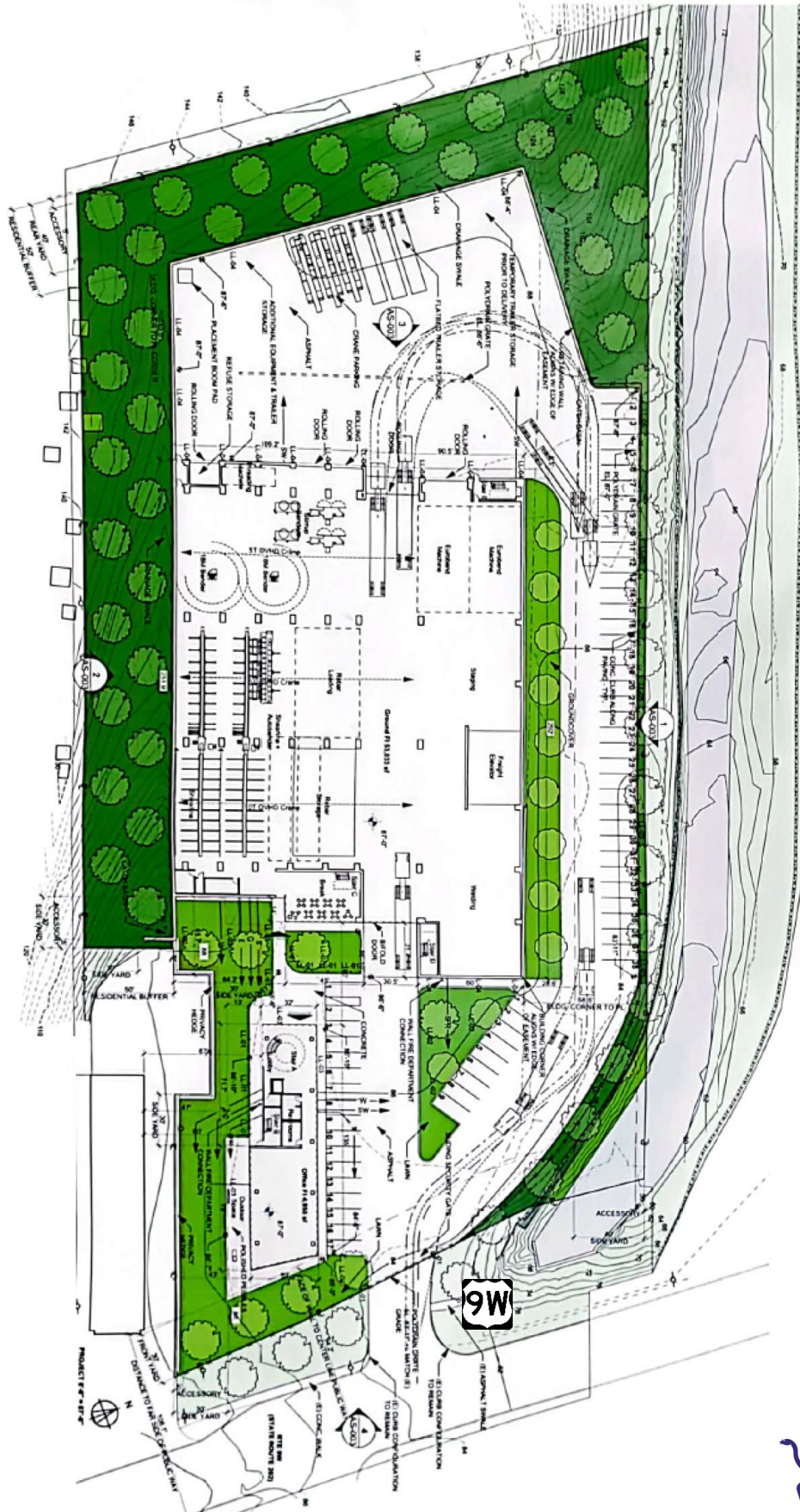
www.RoyalPropertiesInc.com

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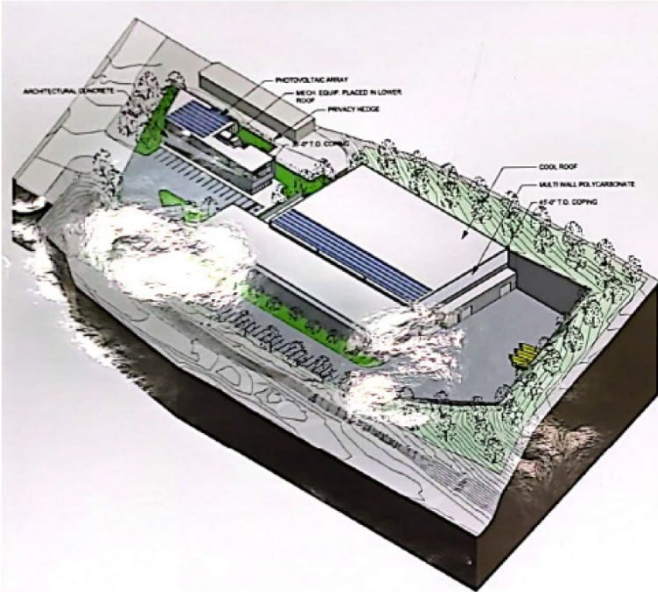


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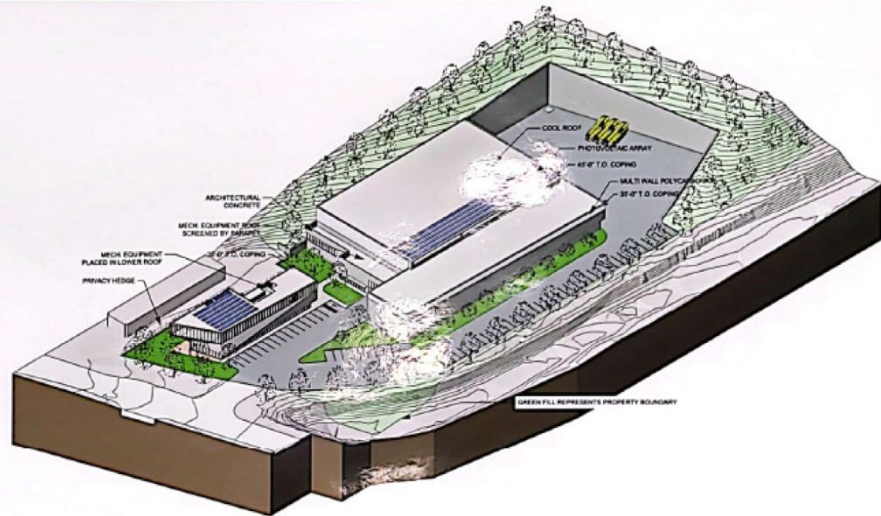
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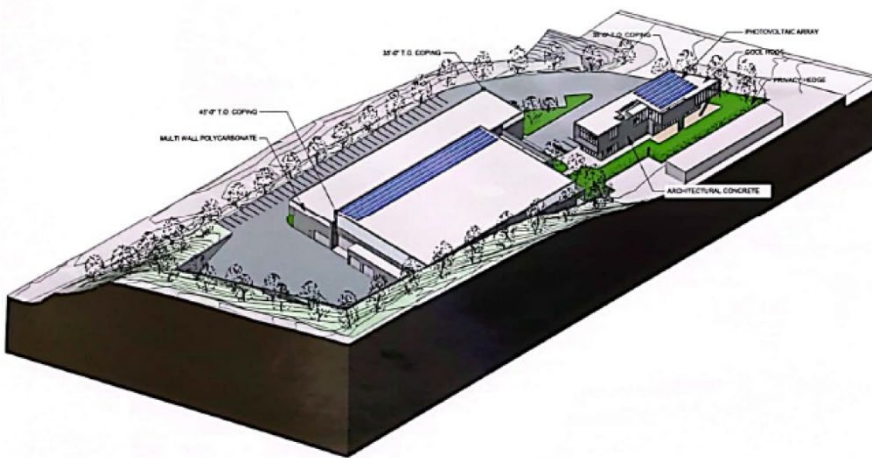
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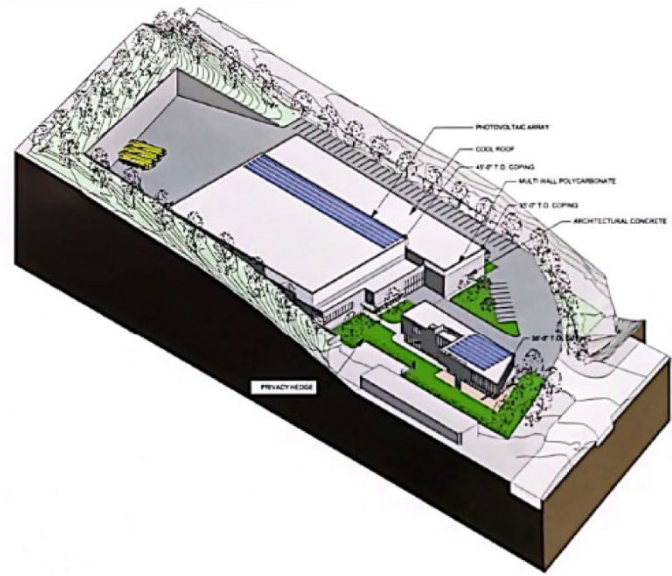
3 ISOMETRIC NORTH-WEST



4 ISOMETRIC NORTH-EAST



1 ISOMETRIC SOUTH-WEST



2 ISOMETRIC SOUTH-EAST



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