

## **GOLDSCHMIDT & ASSOCIATES**

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### **For General Release**

June 20 2011



Garry Klein of Goldschmidt & Associates has been appointed as exclusive agent for 1833 East Main Street (aka Route 6), Mohegan Lake. The property consists of approx. one acre improved with a 4,600 sq ft wood frame building. The property is a development/redevelopment site with approvals for 6,000 sq. ft. of office across from Home Depot, CVS, Emigrant Savings Bank and many other local & national retailers.

The property is being marketed for sale at an asking price of \$699,000.

“This is a unique opportunity for a professional looking for a location on highly trafficked Route 6”, Klein said. The existing building can be rehabbed or the building can be razed and a new, fully-approved 6,000 sq. ft. building can be developed. Additionally, the site plan is designed to accommodate a 38 car parking lot. “That’s a lot of parking that could be a big plus to many businesses”, added Klein.

Goldschmidt & Associates is a leading real estate brokerage specializing in the sale and leasing of commercial, retail, industrial and multi-family properties in the New York metro area.

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