

\$659,000 - 2258 Route 22, Brewster

MLS® #H6324776

\$659,000

0 Bedroom, 0.00 Bathroom, 2,326 sqft

Commercial Sale on 2.04 Acres

N/A, Brewster, NY

Beautifully maintained and conveniently located along Route 22, this move-in-ready, commercially zoned property awaits its new owner. Currently in use as a three office building, this meticulously managed property sits on 2 acres of beautifully manicured grounds. Featuring an executive office with fireplace, spacious conference room and enormous sun drenched reception/lounge area. The reception area with high ceiling and skylights offers a welcoming greeting area for your clients, relaxing lounge area for your employees or informal setting for team meetings. Pride of ownership is evident throughout ;the property from its landscaped lot to the excellent condition of the buildings. The property also includes an eat-in kitchen, bath, file and storage area, oversized garage, shed and large driveway providing plenty of parking for clients and employees. The spacious work areas and multiple entrances provide plenty of room for your business or could be shared with others to provide you with additional income.. Recent improvements include a new roof, skylights, above oil tank, freshly painted interior, newer well pump and patio pavers. The fenced outdoor space is highlighted by lush and colorful landscaping and an inground pool with stone patio which come together to form a wonderful area for business parties and employee gatherings. Don't need a pool or entertainment, fill in the area and make the space your own. C1 zoning coupled with 200 ft of frontage along heavily



travelled Route 22 provides visibility and plenty of opportunity; business and professional offices, retail space, medical office-just a sample of permitted uses. Also near Routes 311, 684, I84, and MetroNorth, this property's location offers convenience and seamless access for customers and staff. Whether you are looking for an investment opportunity or a new location for your business this welcoming property will not disappoint! Additional Information: HeatingFuel:Oil Above Ground

Built in 1957

Essential Information

MLS® #	H6324776
Price	\$659,000
Sold Price	\$640,500
Date Sold	June 4th, 2025
Bathrooms	0.00
Square Footage	2,326
Acres	2.04
Taxes	\$18,712
Year Built	1957
Type	Commercial Sale
Sub-Type	Office
Status	Closed

Community Information

Address	2258 Route 22
Subdivision	N/A
City	Brewster
County	Putnam County
State	NY
Zip Code	10509

Amenities

Parking	Driveway, Storage
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Interior

Appliances	Dishwasher, Refrigerator, Indirect Water Heater
Heating	Oil, Baseboard
Cooling	Central Air

Exterior

Lot Description	Level, Part Wooded
Exterior	Frame

School Information

District	Brewster
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Additional Information

Date Listed	September 4th, 2024
Days on Market	131
Zoning	C1

Listing Details

Listing Courtesy of	Houlihan Lawrence Inc.
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