



DOWNTOWN MIDDLETOWN REDEVELOPMENT OPPORTUNITY

Two-parcel downtown assemblage with mixed-use potential

\$3,300,000

ASKING PRICE

9-11 and 13-25 Railroad Avenue

Middletown, Orange County, New York 10940

1.67 acres | 29,024 SF building | DMU zoning | Two contiguous tax lots

Existing 29,024 SF commercial improvement with redevelopment potential

Investment Overview

A rare downtown assemblage with long-term redevelopment potential. The two contiguous parcels are offered together and occupy a generally level site with substantial frontage, municipal utilities and an existing commercial improvement.

ASKING PRICE

\$3,300,000

COMBINED SITE

1.67 acres

BUILDING AREA

29,024 SF

TAX LOTS

26-1-11.1 and 26-1-13

ZONING

DMU Downtown Mixed Use

IMPROVEMENTS

29,024 SF commercial building

Positioning

- Two parcels create a unified redevelopment or owner-user opportunity.
- The existing commercial improvement may provide interim utility while plans and approvals are pursued.
- Appraiser concluded the highest and best use as improved is redevelopment to mixed use.
- Downtown zoning supports a broad range of commercial and residential possibilities, subject to approvals.
- The offering can be evaluated as an owner-user, adaptive-reuse or phased redevelopment opportunity.



Loading and service access



Railroad Avenue frontage

Site and Location



GIS aerial identifying Lot 13 and Lot 11.1. Source image reproduced from the May 2026 appraisal.

RAILROAD AVE FRONTAGE

371.61 feet

GROVE STREET FRONTAGE

140.38 feet

TOPOGRAPHY

Generally level and open

UTILITIES

Municipal water sewer and gas

FLOOD DESIGNATION

Zone X

ACCESS

Good

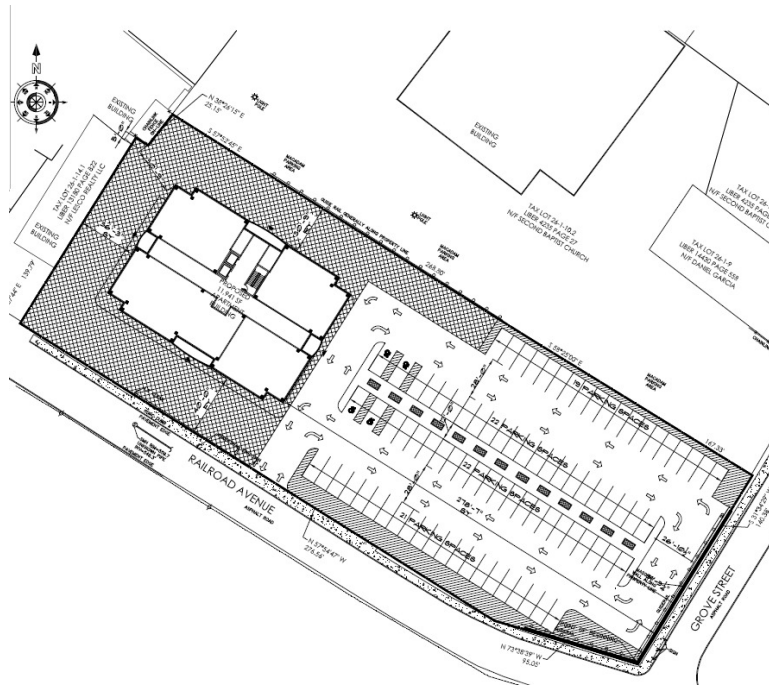
Live maps

[Google Maps property view 1](#)

[Google Maps property view 2](#)

The building fronts Railroad Avenue, with Grove Street bordering the eastern edge. The appraisal describes a large paved parking area east of the building and a smaller parking lot on the separate western parcel.

Redevelopment Potential



Site plan reproduced from the May 2026 appraisal.

DMU Downtown Mixed Use District

The appraisal identifies mixed-use development with multifamily and ground-floor retail as the highest and best use if vacant, and redevelopment to mixed use as the highest and best use as improved. First-floor commercial use is generally required, with residential uses above; all concepts remain subject to municipal review and approvals.

Up to six-story potential

Potential for up to six stories within the appraisal's stated 90-foot maximum height, subject to municipal confirmation and approvals

Parking advantage

Substantial existing parking area offers meaningful flexibility for multifamily planning, phasing and site circulation

NYC commuter access

Short Line terminal at 14 Railroad Avenue provides multiple daily commuter buses to New York City

Planned trail connection

Planned Heritage Trail routing is expected along Railroad Avenue across from the assemblage; timing and alignment remain subject to public approvals and completion

