



## **Adler of Rand Commercial sells 4.88 acre site for \$3.25 million**

August 13, 2024 - Front Section



Garnerville, NY Rand Commercial negotiated the sale of a development assemblage on West Ramapo Rd., aka NYS Rte. 202, Rockland County.

An assemblage of five separate tax lots along Ramapo Rd. sold for \$3.25 million. The seller was the Zugibe Family Holdings. The buyer is the Thiells-Roseville Fire Department. The location will be the site of its new fire house.

The sale included five separate tax parcels (1 Angelus Dr., 63 West Ramapo Rd., 63A West Ramapo Rd., 65 West Ramapo Rd. and 69 West Ramapo Rd.) totaling 4.88 acres.

In May, Thiells-Roseville Fire District taxpayers voted to approve the 30-year bond to finance the purchase of 4.88 acres and construct the firehouse. The \$24 million dollar bond will cover the cost of

acquiring the land and constructing the new facility.

Plans call for a 23,000 s/f, two-story structure with five bays. The building style will reflect Haverstraw's brick manufacturing history.

Earlier development plans for the site included an assisted living facility, but approvals for the project could not be secured from the Town of Haverstraw.

Paul Adler, Esq., SIOR, chief strategy officer of Rand Commercial was the sole broker on the deal.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540