



# FOR SALE

## COMMERCIAL PROPERTY

### LAGRANGE, NY



## MULTI-UNIT INVESTMENT PROPERTY

- **Noxon Road / County Route 21**  
1385-1387 Noxon Road  
LaGrange, NY 12540
- **Location:** NYS Route 82 to Noxon Road to subject property  
0.2 Miles / 1 Minute to NYS Route 82  
1.4 Miles / 2 Minutes to Taconic State Parkway  
1.7 Miles / 3 Minutes to NYS Route 52
- **Acreage:** 6.2 ± Acres
- **Frontage:** Noxon Rd / County Rte 21 - 532.1'



- **Description:**
  - 6,840 SF Mechanics Garage w/ Lifts, Shop, & Office
  - Commercial Tenant; Dog Grooming Center
  - Residential Tenants; 1, 5 Bedroom Apartment  
1, 1 Bedroom Apartment

Demographics	3 Miles	5 Miles	7 Miles
Population	12,408	35,130	70,546
Avg. HH Income	\$123,735	\$121,001	\$112,370
# of Households	4,192	11,723	23,363

- **Area Traffic Count:**  
Noxon Rd aka CR 21 from TSP to NYS Rte 82 - 3,826 AADT
- **Asking Price:** \$795,000 **\*\*PRICE REDUCED\*\***
- **Now Asking:** \$675,000

*Income & Expense Report Available Upon Request*

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*



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