



FOR SALE

THE CHANCE THEATER

ENTERTAINMENT COMPLEX

POUGHKEEPSIE, NEW YORK



"The Chance"

MUSIC VENUE RESTAURANT * BAR

- **6 Crannell Street**
Poughkeepsie, NY 12601
- **Description:** To give you a brief overview, The Chance Theater is known for its significantly long history as a performing arts venue that originally opened as a vaudeville house and theater. Over the years it has served as a music venue that has welcomed numerous legendary acts. These acts include The Police, The Ramones, Muddy Waters, Pete Seeger, and Charles Mingus. The venue, now known as The Chance Theater, has hosted acts such as Bob Dylan, David Bowie, Ted Nugent, and many other contemporary artists, classic rock bands, and genres. The Chance Theater is popularly known for serving as a concert, theater, and dance hall, as well as a restaurant and bar.
- **Location:** The surrounding area is serviced by the Poughkeepsie Metro-North Train Station offering transportation for the Hudson Line to Grand Central Terminal, serving MTA and Amtrak, as well as local and regional bus services. In close proximity to The Chance is the Walkway Over the Hudson State Historic Park, Mid-Hudson Civic Center, Vassar Brothers Medical Center, and MidHudson Regional Hospital of Westchester Medical Center. Area colleges and institutions include; Vassar College, Marist College, Bard College, Dutchess Community College, The Culinary Institute of America, and the State University of New York at New Paltz.
- **Overall Square Footage:** 17,000 ± SF Total – *To Be Confirmed*



BUSINESS	FLOOR	SEATING
The Chance	1 st Floor / 2 nd Floor	748
The Loft	2 nd Floor	289
The Platinum Lounge	1 st Floor	150
The Nuddy Bar & Grill	1 st Floor	91

** Subject to Further Confirmation*

- **Demand Generators:**
Middle Main www.middlemain.com
Walkway Over the Hudson - www.walkway.org
Metro North Station - www.mta.info/mnr
Marist College - www.marist.edu
Vassar College - www.vassar.edu
Dutchess Community College - www.sunydutchess.edu
Culinary Institute of America - www.ciachef.edu

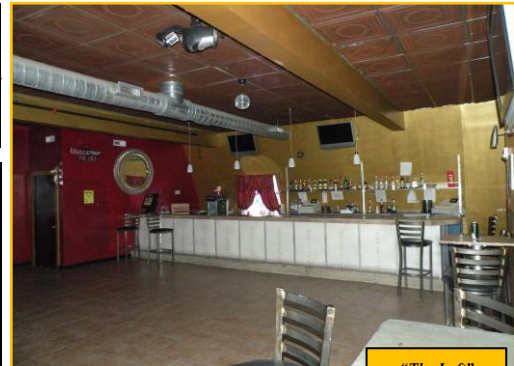


"The Nuddy Bar & Grill"

Demographics:	3 Miles	5 Miles	7 Miles
Population	73,555	114,870	152,535
Avg. HH Income	\$60,376	\$69,178	\$73,914
# of Households	27,716	42,486	56,625

New Asking Price: \$1,250,000
~~Previously Asking: \$1,500,000~~

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



"The Loft"



"The Platinum Lounge"

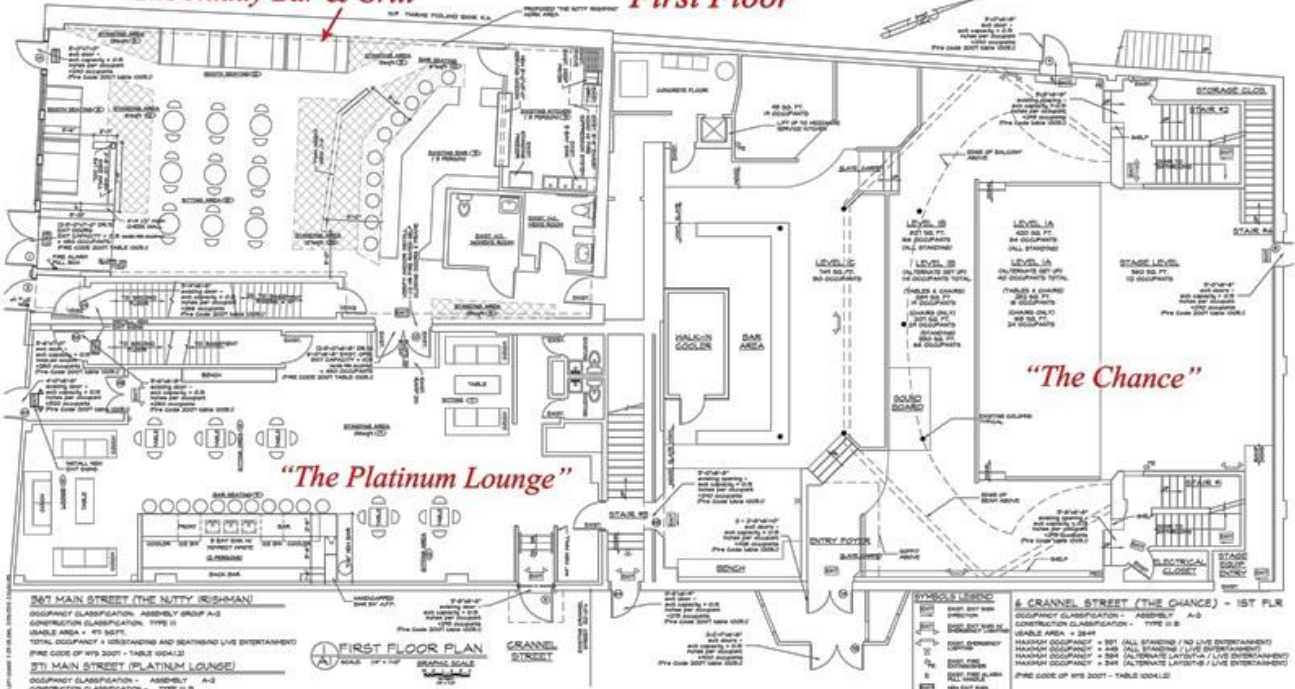
CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601

Thomas M. Cervone
(845)485-3100
tom@crproperties.com
www.crproperties.com



"The Nuddy Bar & Grill"

First Floor



367 MAIN STREET (THE NUDDY)
 OCCUPANCY CLASSIFICATION - ASSEMBLY GROUP A-2
 CONSTRUCTION CLASSIFICATION - TYPE II B
 SEABLE AREA - 475 SQ.FT.
 TOTAL OCCUPANCY + 108 (STANDING AND SEATING) LIVE ENTERTAINMENT
 FIRE CODE OF NYC 2007 - TABLE 1004.1.2

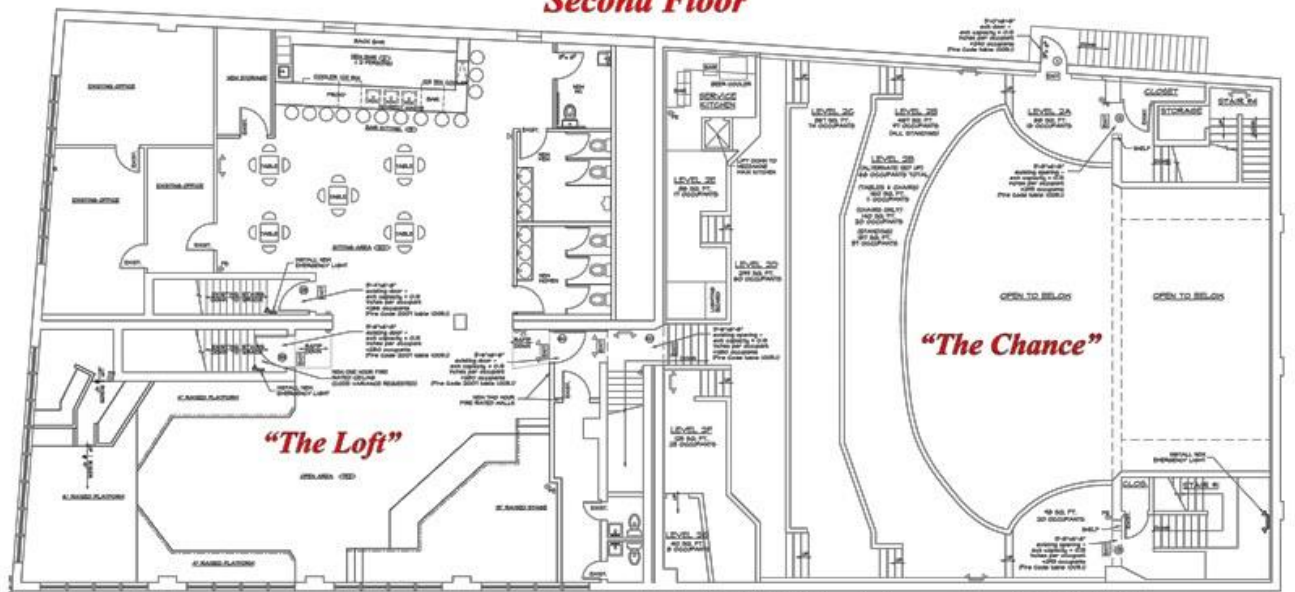
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

CRANSEL STREET

6 CRANSEL STREET (THE CHANCE) - 1ST FLR
 OCCUPANCY CLASSIFICATION - ASSEMBLY A-2
 CONSTRUCTION CLASSIFICATION - TYPE II B
 SEABLE AREA - 2844'
 HAZARDOUS OCCUPANCY - 801 (ALL STANDING / NO LIVE ENTERTAINMENT)
 HAZARDOUS OCCUPANCY - 802 (ALL STANDING / LIVE ENTERTAINMENT)
 HAZARDOUS OCCUPANCY - 803 (ALTERNATE LAYOUTS / LIVE ENTERTAINMENT)
 HAZARDOUS OCCUPANCY - 804 (ALTERNATE LAYOUTS / LIVE ENTERTAINMENT)
 FIRE CODE OF NYC 2007 - TABLE 1004.1.2

BUILDING OCCUPANCY FOR:
367 MAIN ST., 371 MAIN ST. & 6 CRANSEL ST.
CORNER OF MAIN ST. & CRANSEL ST. POUGHKEEPSIE, N.Y.

Second Floor



371 MAIN STREET (THE LOFT) - 2ND FLOOR
 OCCUPANCY CLASSIFICATION - ASSEMBLY A-2
 CONSTRUCTION CLASSIFICATION - TYPE II B
 SEABLE AREA - 282
 HAZARDOUS OCCUPANCY - 801 (ALL STANDING / NO LIVE ENTERTAINMENT)
 HAZARDOUS OCCUPANCY - 802 (ALL STANDING / LIVE ENTERTAINMENT)
 FIRE CODE OF NYC 2007 - TABLE 1004.1.2

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

6 CRANSEL STREET (THE CHANCE) - 2ND FLR
 OCCUPANCY CLASSIFICATION - ASSEMBLY A-2
 CONSTRUCTION CLASSIFICATION - TYPE II B
 SEABLE AREA - 810
 HAZARDOUS OCCUPANCY - 801 (ALL STANDING)
 HAZARDOUS OCCUPANCY - 803 (ALTERNATE SET OF SEAT PLANS)
 FIRE CODE OF NYC 2007 - TABLE 1004.1.2

EXIT CAPACITY SCHEDULE

EXIT NUMBER	EXIT TYPE	EXIT WIDTH	EXIT LENGTH	EXIT AREA	EXIT CAPACITY
1	STAIR	44	10	440	100
2	STAIR	44	10	440	100
3	STAIR	44	10	440	100
4	STAIR	44	10	440	100
5	STAIR	44	10	440	100
6	STAIR	44	10	440	100
7	STAIR	44	10	440	100
8	STAIR	44	10	440	100
9	STAIR	44	10	440	100
10	STAIR	44	10	440	100
11	STAIR	44	10	440	100
12	STAIR	44	10	440	100
13	STAIR	44	10	440	100
14	STAIR	44	10	440	100
15	STAIR	44	10	440	100
16	STAIR	44	10	440	100
17	STAIR	44	10	440	100
18	STAIR	44	10	440	100
19	STAIR	44	10	440	100
20	STAIR	44	10	440	100
21	STAIR	44	10	440	100
22	STAIR	44	10	440	100
23	STAIR	44	10	440	100
24	STAIR	44	10	440	100
25	STAIR	44	10	440	100
26	STAIR	44	10	440	100
27	STAIR	44	10	440	100
28	STAIR	44	10	440	100
29	STAIR	44	10	440	100
30	STAIR	44	10	440	100
31	STAIR	44	10	440	100
32	STAIR	44	10	440	100
33	STAIR	44	10	440	100
34	STAIR	44	10	440	100
35	STAIR	44	10	440	100
36	STAIR	44	10	440	100
37	STAIR	44	10	440	100
38	STAIR	44	10	440	100
39	STAIR	44	10	440	100
40	STAIR	44	10	440	100
41	STAIR	44	10	440	100
42	STAIR	44	10	440	100
43	STAIR	44	10	440	100
44	STAIR	44	10	440	100
45	STAIR	44	10	440	100
46	STAIR	44	10	440	100
47	STAIR	44	10	440	100
48	STAIR	44	10	440	100
49	STAIR	44	10	440	100
50	STAIR	44	10	440	100
51	STAIR	44	10	440	100
52	STAIR	44	10	440	100
53	STAIR	44	10	440	100
54	STAIR	44	10	440	100
55	STAIR	44	10	440	100
56	STAIR	44	10	440	100
57	STAIR	44	10	440	100
58	STAIR	44	10	440	100
59	STAIR	44	10	440	100
60	STAIR	44	10	440	100
61	STAIR	44	10	440	100
62	STAIR	44	10	440	100
63	STAIR	44	10	440	100
64	STAIR	44	10	440	100
65	STAIR	44	10	440	100
66	STAIR	44	10	440	100
67	STAIR	44	10	440	100
68	STAIR	44	10	440	100
69	STAIR	44	10	440	100
70	STAIR	44	10	440	100
71	STAIR	44	10	440	100
72	STAIR	44	10	440	100
73	STAIR	44	10	440	100
74	STAIR	44	10	440	100
75	STAIR	44	10	440	100
76	STAIR	44	10	440	100
77	STAIR	44	10	440	100
78	STAIR	44	10	440	100
79	STAIR	44	10	440	100
80	STAIR	44	10	440	100
81	STAIR	44	10	440	100
82	STAIR	44	10	440	100
83	STAIR	44	10	440	100
84	STAIR	44	10	440	100
85	STAIR	44	10	440	100
86	STAIR	44	10	440	100
87	STAIR	44	10	440	100
88	STAIR	44	10	440	100
89	STAIR	44	10	440	100
90	STAIR	44	10	440	100
91	STAIR	44	10	440	100
92	STAIR	44	10	440	100
93	STAIR	44	10	440	100
94	STAIR	44	10	440	100
95	STAIR	44	10	440	100
96	STAIR	44	10	440	100
97	STAIR	44	10	440	100
98	STAIR	44	10	440	100
99	STAIR	44	10	440	100
100	STAIR	44	10	440	100

SCHEDULE OF OCCUPANCY

FLOOR	AREA	SEATING	STANDING	TOTAL
1ST FLOOR	THE NUDDY BAR & GRILL	108	0	108
1ST FLOOR	THE PLATINUM LOUNGE	0	0	0
1ST FLOOR	THE CHANCE	0	0	0
2ND FLOOR	THE LOFT	0	0	0
2ND FLOOR	THE CHANCE	0	0	0
TOTAL		108	0	108