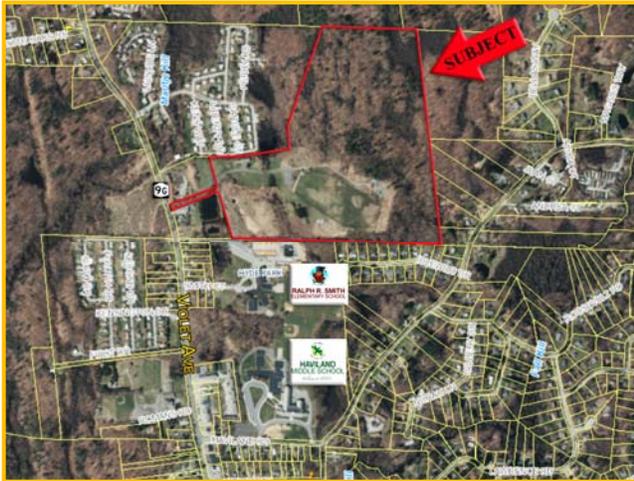




FOR SALE

OUTDOOR RECREATIONAL FACILITY + INCOME NYS ROUTE 9G / HYDE PARK, NY



GOLF COMPLEX PLUS APARTMENTS

- **950 Violet Ave aka NYS Route 9G**
Hyde Park, NY 12538
- **Location:** NYS Route 9G contiguous to Ralph R Smith Elementary School and Haviland Middle School. Surrounded by Eleanor Roosevelt, Franklin D. Roosevelt, and Vanderbilt Mansion National Historic Sites.
- **Acreage:** 77.14 ± AC
- **Square Footage:** 600 ± SF, *One Story Pro Shop*
4,825 ± SF, *Storage Building & Two Apartments*
- **Frontage:** 100' along the east side of Violet Ave / NYS Route 9G
- **Amenities:** PGA Length Driving Range
Eighteen Hole Miniature Golf Course
One Story Pro Shop
Storage Building with Two Apartments
- **Utilities:** Private Well & Septic
- **Zoning:** GB, Greenbelt
- **Area Generators:**



Ralph R Smith Elementary School
FDR High School
Marist College

Haviland Middle School
Culinary Institute of America
Dutchess Community College



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	17,880	48,114	99,160
Avg. HH Income	\$88,657	\$78,724	\$77,146
# of Households	6,533	17,108	36,543

- **Area Traffic Count:** NYS Route 9G from CR40A St Andrews Road to CR41 E Market Street - 11,980 AADT
- **Asking Price:** \$625,000 ****PRICE REDUCED****
- **Now Asking:** \$549,000

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



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

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

