



CR Properties Group, LLC

Licensed Real Estate Brokers in NY & CT

295 Main Street

Poughkeepsie, NY 12601

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OFFICE / RETAIL BUILDING DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT



**316 MAIN STREET
POUGHKEEPSIE, NY**

CR OFFICE / RETAIL PROPERTY

ADDRESS: 316 Main Street
Poughkeepsie, NY 12601

DEMAND

GENERATORS: Dutchess County Offices & Court Systems
New York State Offices
Mid-Hudson Civic Center
Social Security & Other Federal Offices

ACREAGE: 0.40 ± Acres

FRONTAGE: 96.7' – Main Street

SQ. FT.: 17,281 ± SF - Main Level
17,281 ± SF - Full Basement / File Storage
34,562 ± SF - Total
Subject to Further Confirmation

UTILITIES: Central Water / Sewer / Gas

TENANTS: Hodgkins Agency
www.hodgkinsagency.com
Indoor Organic Gardens of Poughkeepsie
www.indoororganicgardensofpoughkeepsie.com

DEMOGRAPHICS:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	72,865	114,057	152,535
Average HH Income	\$60,103	\$69,111	\$73,649
# of Households	27,540	42,138	56,672

INCOME

STATEMENT: Profit & Loss Statement Available Upon Request

ASKING

PRICE: **** Reduced from \$795,000 ****
Now Asking \$695,000
Lease Price Available Upon Request

PRESENT ALL OFFERS

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





