



LIVE / WORK - RESIDENCE + SHOP BUILDING

5135 NY ROUTE 9G, TIVOLI, NY 12583



SHOP BUILDING WITH 3-BEDROOM RESIDENCE, PLUS APARTMENT IN REAR

ADDRESS: 5135 NY Route 9G

Tivoli, NY 12583

LOCATION: Kingston Rhinecliff Bridge

(11 Minutes / 7.6 Miles)

Rip Van Winkle Bridge

(15 Minutes / 12.5 Miles)

Taconic State Parkway, Exit 72

(16 Minutes / 10.5 Miles)

BUILDING SIZE: Residence: 1,804 SF

Building: 3,074 SF

Total: 4,878 SF

LOT SIZE: 2.96 Acres

ZONING: RB, Residential Business

ASKING PRICE: Lease: Available Upon Request

Sale: \$997,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a live / work, residential home & apartment with a commercial building operating as a mechanic shop on 5135 NY-9G, Tivoli, NY 12583. This location is 11 minutes from the Kingston Rhinecliff Bridge, 15 minutes from the Rip Van Winkle Bridge, and 16 minutes from the Taconic State Parkway, exit 72. Tivoli, NY is a charming Hudson Valley village known for its vibrant arts scene, scenic river views, and walkable, historic downtown. Its blend of creative energy, small-town warmth, and proximity to Bard College makes it a hidden gem for artists nature lovers and weekend explorers



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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LIVE / WORK RESIDENCE IN REAR OF BUILDING

5135 NY ROUTE 9G, TIVOLI, NY 12583

NEAR KEITH P. TOMPKINS WOODTURNING, PONDSIDE PRESS,
HUDSON VALLEY POTTERY, ILOVIT STUDIO & MORE



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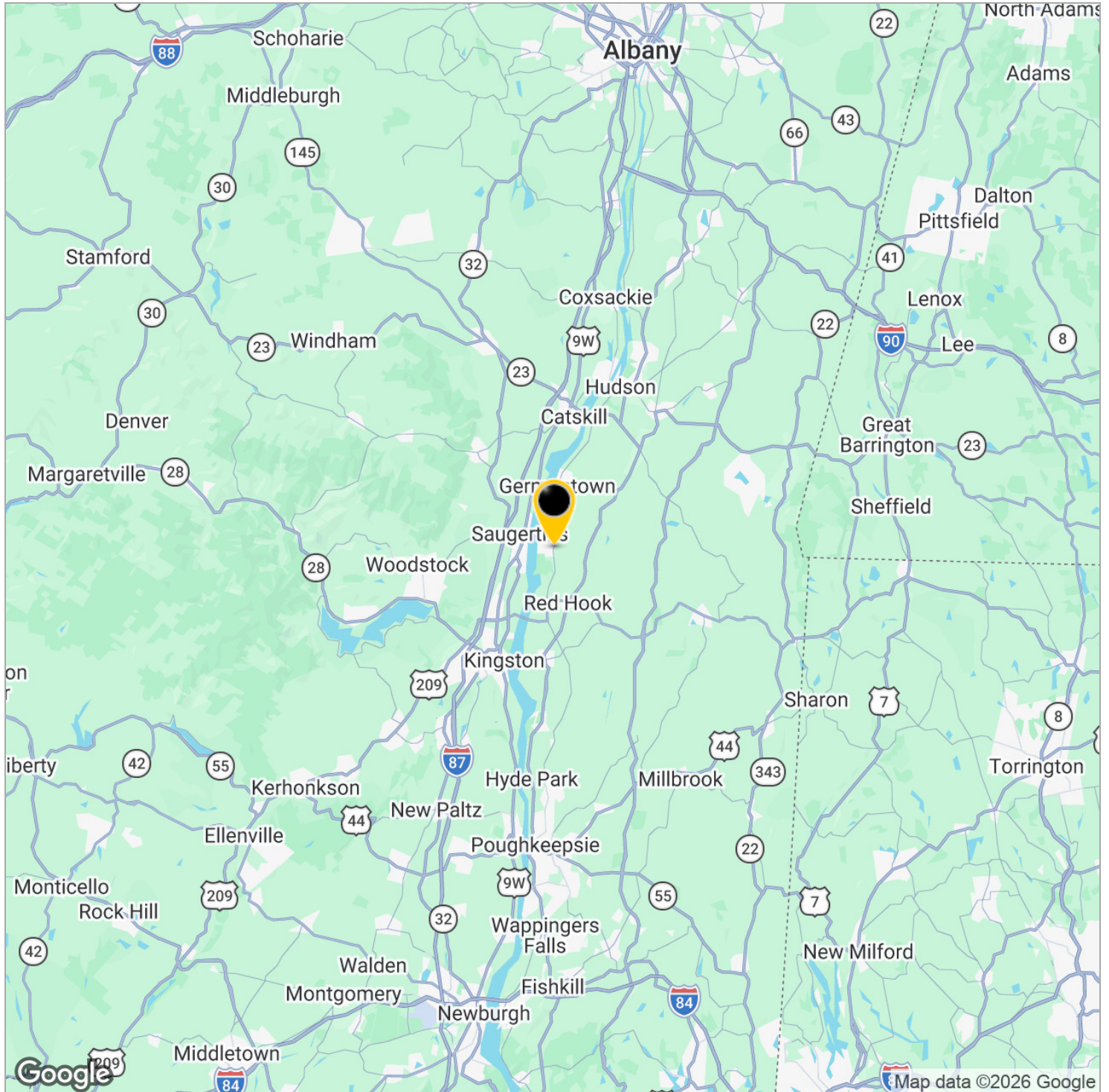
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KINGSTON RHINECLIFF BRIDGE - 11 MINUTES

RIP VAN WINKLE BRIDGE - 15 MINUTES

TACONIC STATE PARKWAY, EXIT 72 - 16 MINUTES



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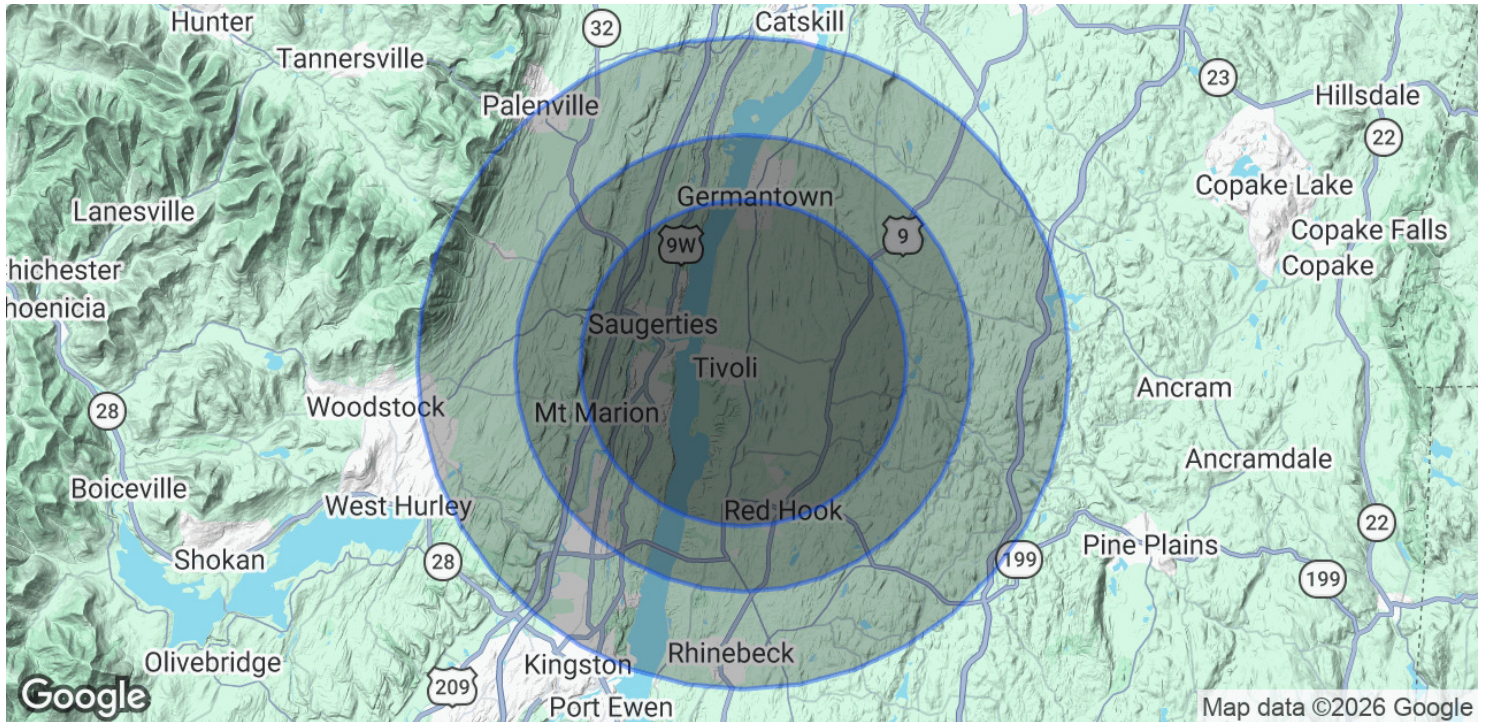
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

NORTHERN MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	23,851	36,443	64,317
Average Age	43.7	44.8	46.8
Average Age (Male)	41.3	43.1	44.5
Average Age (Female)	44.1	45.3	47.9

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	9,692	14,968	27,659
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$110,236	\$112,165	\$110,875
Average House Value	\$373,271	\$346,992	\$349,975

2023 American Community Survey (ACS)



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