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892 Main Street
Fishkill, NY 12524
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FOR SALE

NEWLY RENOVATED OFFICE BUILDING

2,300 SQ.FT. AMPLE ON SITE PARKING

CITY OF POUGHKEEPSIE OFF HOOKER AVE.

Location: 149 South Grand Ave., off Hooker Ave.,
Next to 7-11 Convenience Store

Building: 2,300 sq.ft.

Layout: 5 offices, 1 conference room, eat-in kitchen
2 bathrooms on main level, plus finished
basement.

Construction: Wood frame, concrete foundation. new windows
newer roof, new electrical, new plumbing, new
kitchen, new vinyl flooring, new tile bathrooms,
8 ft. ceilings, oil fired gas furnace, central air, finish
basement.

Land area: .32 acres

Parking: 12 cars

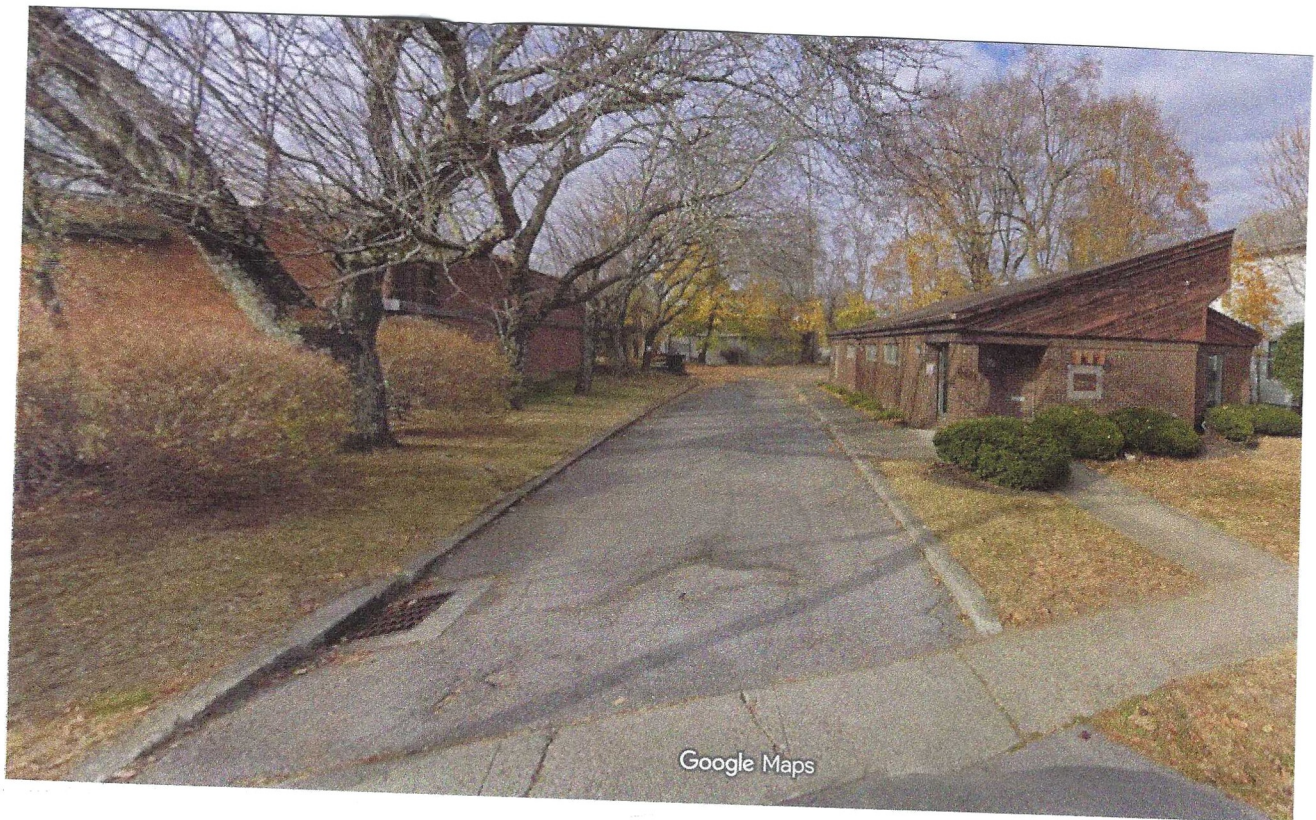
Taxes: est \$10,000 (was owned by a non profit)



Carrying Cost
Per sq.ft. : \$23 (see below)

Offering Price: \$550,000

**More onfo/
Inspection: Contact Walt @ Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com**



Google Maps

Image capture

**COST ANALYSIS
149 S. Grand St.
OFFICE BUILDING**

1) New Offering Price: \$550,000

2) Cash Down Payment (20%): -\$110,000

3) Proposed New Bank Loan: \$440,000

- a) Interest: 6.25%
- b) Payout: 20 years
- c) Constant (P & i) : 8.77%
- d) Annual debt service; \$38,588 / \$3,215 mo.
(mtg x constant)
(\$440,000 .0877)

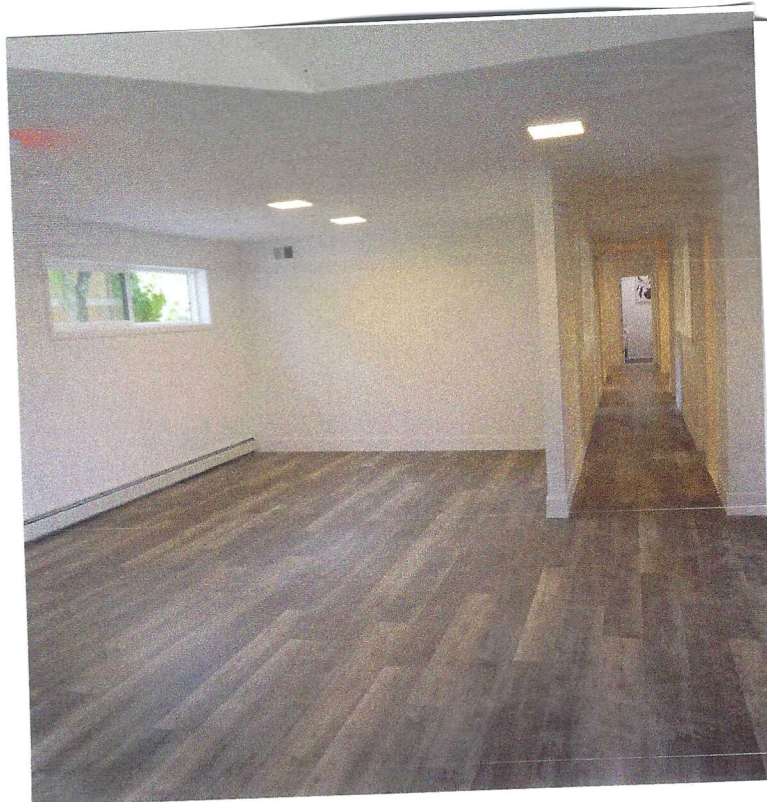
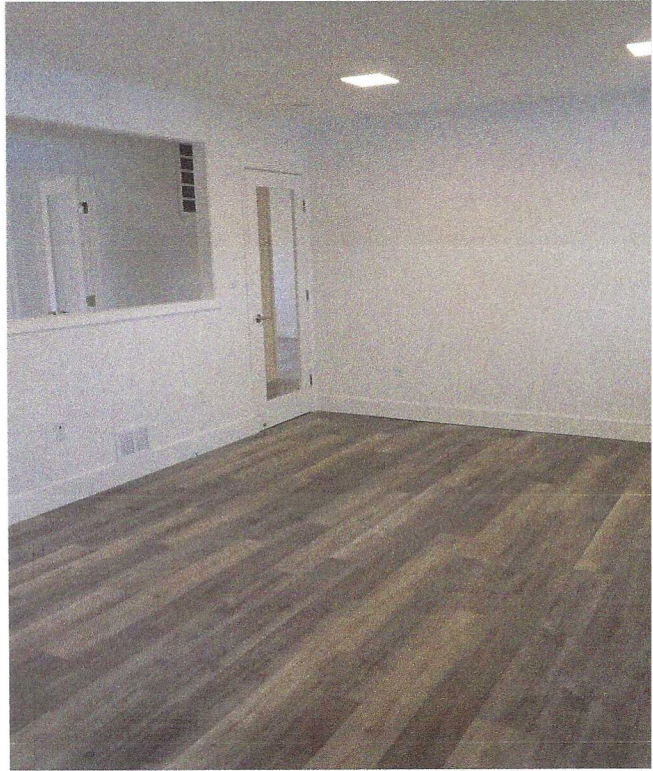
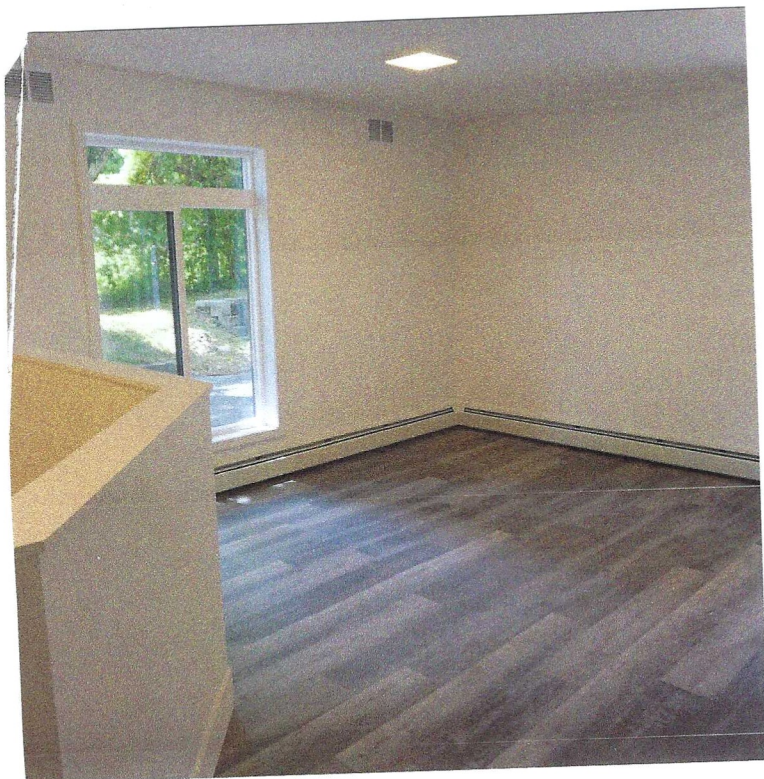
4) Total carrying Cost:

- a) Debt service; \$38,600
- b) Taxes; est: \$10,000
- c) Insurance: \$1,500
- d) Utilities: \$1,500

Total Cost: \$51,600

5) Cost per sq.ft. = sq. ft. / cost = \$51,600/ 2,300 sq.ft. = \$23

**ALL INFORMATION AND PROJECTIONS ARE BELIEVED TO BE RELIABLE, BUT NOT
WARRANTED BY BROKER NOR SELLER)**







ParcelAccess
Dutchess County, NY

Parcel Lines

Dutchess County, NY

Printed By:
ParcelAccess



1:500 Scale
6/12/2026