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Fishkill, NY 12524
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FOR SALE / LEASE

PRIME COMMERCIAL CORNER WITH INCOME

3,900 SQ.FT. Bld / 1.6 ACRES / HOPEWELL JUNCTION, NY

“ Prime Site For Many Uses: Retail, Motor Vehicles, Offices”

“Large 2ND FL. APT. FOR INCOME “

Property: Former A-1 Lawn Mower sales & service.

Location: 905 Rt. 376, Town of East Fishkill. (intersection of Rt. 376, Robinson Lane & Lake Walton Road.)

2 Buildings: Bld 1) Main Bld; 2 story building containing 3,900 sq. ft.:

1st floor: a) 600 sq. ft. retail showroom
b) 1,625 sq, ft – hi ceiling repair shop/ garage
2,225 Sq. FT.

2nd fl: 1,625 sq. ft. 3 bed. Apartment (worth at least, \$1,800 mo.

Construction: Masonry block 1st floor, wood frame, pitch shingle roof for showroom, membrane roof for 2nd floor, LP gas for heat & hot water. BLT in 1973
1- 10 ft. overhead door, potential for a 2nd door, 13 ceiling ht, 2 bath on 1st floor, one bath on 2nd fl.

Building 2: Small storage or shop – masonry block construction, pitch shingle roof, 26 x 18 = 468 sq. ft. plus attached shed (75 sq.ft) , concrete floor, LP gas for heat, 6 ft. overhead door.

Land Area: 1.6 acres/ 250 ft. frontage on Rt. 376

Utilities: Well/Septic

Zoned: B-1 Commercial

Allows: Retail, restaurant, auto repair shops,
kennels, offices

taxes: \$18 ,500

Offering Price: \$1,750,000

Net rental: \$150,000

Main Bld, 1st floor: \$4,500 a mo.
(rental)

**More info/
inspection:**

Contact: Walt@ Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com





Dutchess County
New York

Parcel Lines Dutchess County, NY

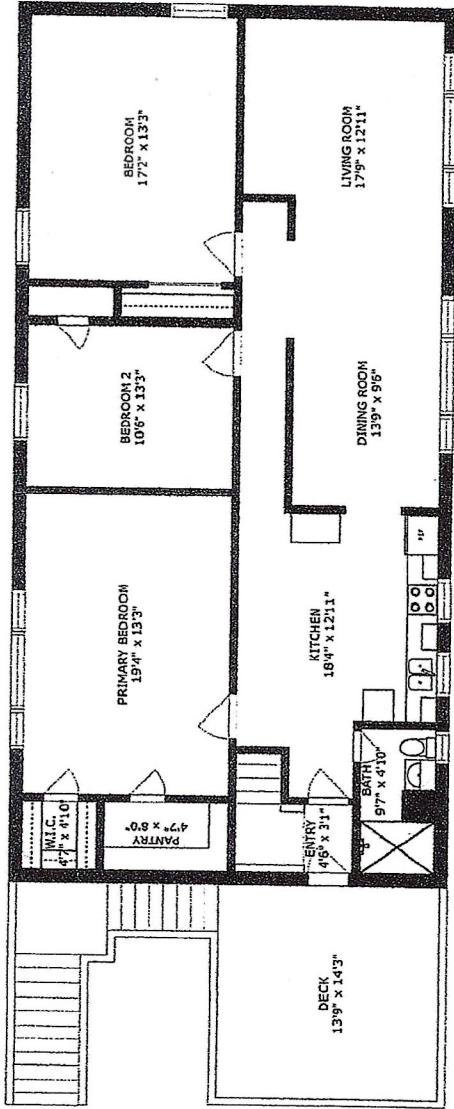
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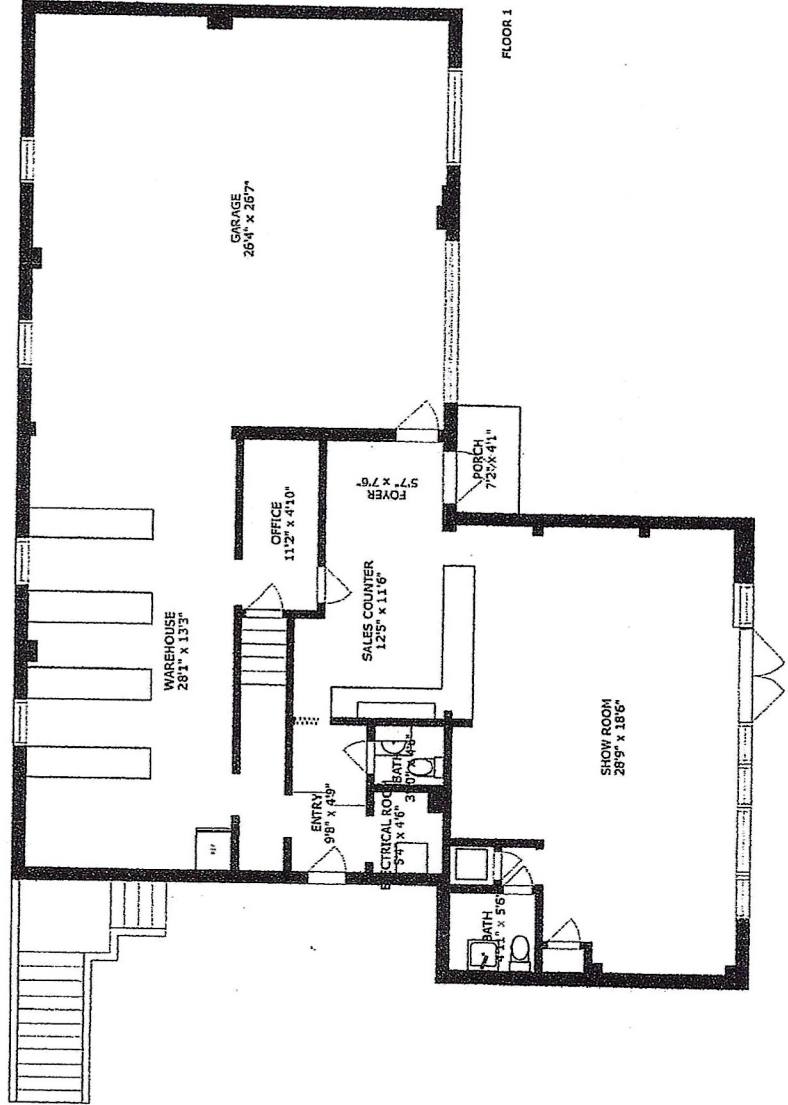
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FLOOR 2



FLOOR 1

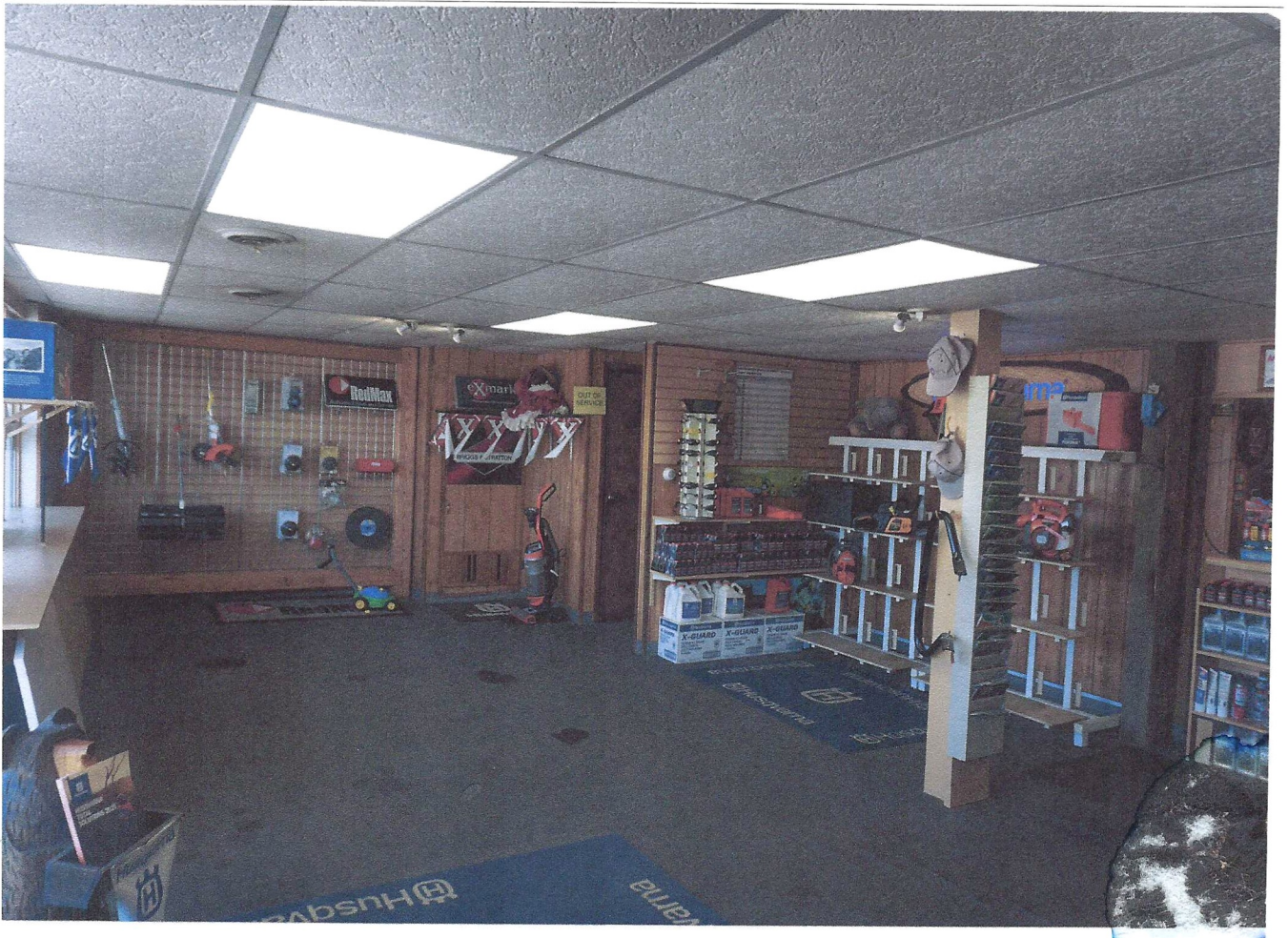


**A-1 Lawn
adjoining lot for
equipment storage**

A-1 Shop



A-1 Showroom



A-1 2nd Bld